

Public Comment on

# Comprehensive Plan Periodic Update

Permit # 22-105259 AC

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

January 1, to June 5, 2024

*Note: Notice of Public Hearing published June 6, 2024*

**From:** [leesgt@aol.com](mailto:leesgt@aol.com)  
**To:** [Gallant, Kristina](#)  
**Cc:** [Council](#); [PlanningCommission](#)  
**Subject:** Phase 2: Tree Code Public Info Session  
**Date:** Monday, January 15, 2024 12:36:02 PM

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

It always takes time for me to analyze what is presented at any meeting and it takes longer to identify what I think of the meeting. Because of that I am now sharing what the meeting was about and what I thought of the meeting results. So here goes.

I attended the meeting expecting the presentation to give an update to the Bellevue Land Use Code and the Comprehensive Plan that would include the recognition of “significant” and “landmark” trees that would define them. Which I thought was done pretty well and much better than any presentation before the City Council or the Planning Commission to this point.

Another point that I thought was done well was the source of the information used to make the decision. Knowing that six of the surrounding communities codes were used as resource for the inclusions recommended was a huge plus, in that, I do not remember any references to this information source at any City Council or Planning Commission meeting that I attended.

And I learned that a paid consultant for most of a year was present to provide information on the changes recommended and why. She was well equipped to handle questions.

Staff lead member: Kristina Gallant seemed quite knowledgeable and well versed on issues and concerns in responses to participant questions. She handled herself quite well. (I don't remember having heard from her at any City Council meeting or Planning Commission meeting either)

There were things shared about how to evaluate trees, with regard to size, species and what are good to worry about as well as what are needed on single residence property.

There was mention of a list to be created of “certified” arborists that qualify to make evaluations on tree retention or not-based on health, type and proximity to structures. (Nicely done.)

A list to be created of tree types that are valid to be considered “significant” or “landmark” and those that are removable.

Onsite posting of the permit for the public to know that the removal of trees is approved by the city. (Decreasing calls to the city about validity of the removal and, I think, more importantly sharing to the affected neighbors that due diligence has been done for the process.)

Less focused were the

1. differences in removal based on “significant” and “landmark”
2. methods of accountability and penalties related to failure to comply with codes
3. site evaluation methods prior to getting a permit
4. determining penalties for removed trees prior to permitting
5. methods and amounts for tree inches replacement after permitted removal
6. Years after removal before subsequent removal allowed.

Another measure that kept coming up was “canopy”, which is great for the quick analysis of where we stand for tree coverage but does not determine any of the conditions of the trees, types of trees, or sizes of trees. While inches BHD(Breast Height Diameter-4.5’) seems the only reasonable measure to be made from the definition of the trees in question.

My concern is that this proposal does not seem to be in “final” status due to numerous important needs being incomplete and virtually no “direction” requests from the City Council or the Planning Commission to this point.

I was pleased by the ob

**Lee Sargent**

**16246 NE 24<sup>th</sup> ST**

**Bellevue, WA 98008**

**Home: 425-641-7568**

**Mobile: 206-8616140**

**From:** [Don Marsh](#)  
**To:** [leesgt@aol.com](mailto:leesgt@aol.com)  
**Cc:** [Gallant, Kristina](#); [Council](#); [PlanningCommission](#)  
**Subject:** Re: Phase 2: Tree Code Public Info Session  
**Date:** Monday, January 15, 2024 12:44:25 PM

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You don't often get email from donmarsh@300trees.org. [Learn why this is important](#)

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I agree that the proposal is not nearly complete yet, and this might bother some people. On the other hand, many criticize city proposals that spring forth fully formed, having been created by consultants with little public input or oversight. I wish more proposals were done like this one. I would rather have a gradual process that is transparent and engages the community, and that seems to be happening here.

Don

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State of Washington

## Department of Fish and Wildlife, Region 4

Region 4 information: 16018 Mill Creek Blvd, Mill Creek, WA 98012 | phone: (425)-775-1311

February 16, 2024

Brandon Crawford, Consulting Planner  
The City of Bellevue  
bcrawford@migcom.com

Dear Mr. Crawford and team,

On behalf of the Washington State Department of Fish and Wildlife (WDFW), thank you for the opportunity to offer our comments regarding Bellevue’s draft Comprehensive Plan update as part of the current Periodic Review period. We provide our comments and recommendations in keeping with our legislative mandate to preserve, protect, and perpetuate fish and wildlife and their habitats for the benefit of future generations – a mission we can only accomplish in partnership with local governments. Specific comments on the draft Comprehensive Plan policies are provided in the following table.

Table 1. Recommended changes to draft Comprehensive Plan policy language.

Policy Number	Policy Language	WDFW Comment
Growth Management LU	Policy Suggestion Seek opportunities for acquiring land encumbered by critical areas, reserving these sites for public recreation, habitat connectivity and restoration opportunities.	With the requirements of WAC 365-196-335, we suggest incorporating habitat connectivity into relevant land use policies. It is important to merge uses (such as habitat connectivity and outdoor recreation space) to create win-win scenarios.
Mixed Use Centers and Countywide Centers LU 20-23	Policy Suggestion	We suggest this section include an open space related policy. Planning for open space as part of all development ensures recreational opportunities for all community members, while simultaneously creating space for wildlife to live and move.
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Transportation Environmental Considerations	Policy Suggestion  To the greatest extent feasible, allow transportation projects to follow natural boundaries to determine routes, if this is the least impactful option on environmental values and functions.	It is important to keep in mind natural features of the landscape when planning transportation into the future. Channel migration zones can move, geologically hazardous areas can become steeper, and general characters of the landscape can become more pronounced.
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WDFW appreciates the efforts Bellevue is undertaking to protect and improve habitat and ecosystem conditions throughout their jurisdiction. We look forward to continuing to work with you during the review and implementation of the city's updated Comprehensive Plan, Shoreline Master Program, Critical Area Ordinance update, and related policies and regulations.

If you have any questions, please call me at (425)-537-1354.

Sincerely,

Morgan Krueger  
Regional Land Use Planner, WDFW Region 4

CC:

Kara Whittaker, Land Use Conservation and Policy Section Manager (Kara.Whittaker@dfw.wa.gov)

Marian Berejikian, Environmental Planner (Marian.Berejikian@dfw.wa.gov)

Stewart Reinbold, Assistant Regional Habitat Program Manager (Stewart.Reinbold@dfw.wa.gov)

Jesse Dykstra, Habitat Biologist (Jesse.Dykstra@dfw.wa.gov)

Catherine McCoy, WA Department of Commerce (catherine.mccoy@commerce.wa.gov)

# Sound Choices Implementation Checklist

## About this Checklist

The intent of this checklist is to help local jurisdictions make “Sound Choices”—updates to their comprehensive plans that align with the Puget Sound recovery community goals of improved habitat, stormwater management, and shellfish bed recovery.

Local jurisdictions make decisions that help protect and recover the Puget Sound. The [2022-2026 Puget Sound Action Agenda](#) calls for improving Growth Management Act<sup>1</sup> implementation, which includes comprehensive plan updates. Many Puget Sound Action Agenda strategies relate to required and optional elements in the Growth Management Act framework for comprehensive plans. Comprehensive plans set local land use policies under the Growth Management Act. Puget Sound basin counties and cities are due to update their plans in 2024 and 2025.

This checklist pulls from actions and strategies from the 2022-2026 Puget Sound Action Agenda and [Implementation Strategies](#).

## How to Use This Checklist

Local jurisdictions can use this checklist as a self-assessment. You can use this checklist to understand whether your jurisdiction has the tools it needs to make Sound Choices. Every affirmative answer in this checklist builds the backbone of planning and regulations that helps protect Puget Sound. Recommendations are categorized by comprehensive plan elements and then voluntary topic areas. The checklist includes links to resources with additional information.

The term “the plan” used throughout this document refers to each jurisdiction’s comprehensive plan.

Note: The Puget Sound Regional Council (PSRC) is finalized an associated guidance document, [Guidance on Integrating Stormwater Solutions into Comprehensive Plans](#). This PSRC guidance provides examples, links to resources, and greater detail on how to integrate habitat protection and stormwater management into your comprehensive plan update.

## Mandatory Elements ([RCW 36.70A.070](#))

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<sup>1</sup> 2022-2026 Puget Sound Action Agenda Strategy 1 states: “Improve the education and incentives for public and decision-makers on opportunities to direct growth away from ecologically important areas” and “significantly improve the implementation of the GMA within local jurisdictions land use planning and decisions.”

## Land Use Element

For more information and guidance on intersection between land use and transportation, see PSRC's [Guidance on Incorporating TOD Into Comprehensive Plans](#) and [Transit Supportive Planning Toolkit](#).

- Does the plan direct development away from and protect existing wetlands, floodplains, riparian areas, lakes, nearshore environments, and other environmentally sensitive areas and critical areas using tools like land use and zoning designations, and development clustering?
- Does the plan include policies that reduce barriers to channeling growth and development into preferred high-growth areas, such as Urban Growth Areas (UGAs) and cities? Those barriers might include transportation access, parking minimums, exclusionary zoning, availability and capacity of municipal water and sewer, association with high loads of toxic chemicals in the environment, development standards and regulations.
- Does the plan include policies that allow for or encourage transfer of development rights and easements to protect working lands and important habitats? Do those policies allow for transfer of development rights at a regional (instead of county) scale?
- Does the plan encourage transit-oriented development to accommodate denser development near public transit routes?
- If the UGA needs to be modified, does the plan analyze and encourage trading UGA in ecologically important areas for those that are not ecologically sensitive?
- Does the plan encourage creative infill development solutions and mixed uses?
- Does the plan support or identify opportunities for regional stormwater facilities or stormwater parks?
- Does the plan encourage developers to incorporate effective Low Impact Development (LID) approaches and go above and beyond existing stormwater permit requirements?
- Does the plan include policies that encourage LID and remove barriers to LID? (road widths, fire lanes, parking minimums).
- Does the plan incorporate watershed-level environmental information into land use designations or include an action to develop a watershed plan?

## Housing Element

For more information and guidance on housing, see PSRC's [Housing Element Guide](#) and [Housing Opportunities by Place](#).

- Does the plan promote the development and preservation of long-term affordable housing options in walking distance to transit and green space (and outside of climate vulnerable areas) by implementing zoning, regulations, and incentives?
- Does the plan protect adequate housing in rural areas for agriculture and forestry-related operations?
- Does the plan ensure transparent, clear, and consistent implementation of regulations to provide consistency and streamlined development standards within preferred high-growth areas?
- Does the plan integrate options to promote objectives from the new middle housing and accessory dwelling unit state legislation for infill development in city limits and UGAs?
- Does the plan support public-private sector partnerships to provide affordable housing?

### Capital Facilities Plan Element

- Does the Capital Facilities Plan include funding for stormwater retrofits and culvert upgrades, prioritizing projects that protect the Puget Sound?
- Does the Capital Facilities Plan consider Puget Sound protection and restoration, tribal treaty rights, and climate change adaptation in the prioritization process?
- If applicable: Does the Capital Facilities Plan reflect surface water management element outcomes?
- Does the Capital Facilities Plan incorporate a watershed approach to improving water quality and habitat function?
- Does the Capital Facilities Plan provide linkage to the plan's climate element to improve community resiliency and mitigate future greenhouse gas emissions?

### Transportation Element

- Do transportation project designs consider multiple benefits and requirements like stormwater and bicycle and pedestrian improvements?
- Do transportation projects allow natural boundaries to determine routes?
- Does the plan encourage adequate or improved transportation infrastructure (including public transportation, sidewalks, and bicycle facilities) in city centers and high growth areas?
- Do the transportation policies limit sprawl?
- Does the transportation plan prioritize avoiding areas with high hydrological function and areas that provide high habitat or biodiversity value?
- Does the plan support stormwater treatment retrofits?
- Does the plan support fish barrier removal?
- Does the plan include policies that encourage or support reductions in vehicle miles traveled?

### Utilities Element

- Does the plan support water quality improvements through stormwater management programs and projects?
- Are water reuse best management practices encouraged for commercial and residential development? This can help reduce stormwater quantity impacts.
- Do recommendations connect to the Capital Facilities Plan element? Either via policies or projects in Capital Facilities Plan.

### Rural Element (only required for counties)

- Do land designations and zoning classifications align with the current use of the land in a way that prevents development and urban net densities on current working forests and agricultural lands?
- Does the plan use watershed scale planning to protect and restore water quality through more appropriate use of rural lands and minimize impacts of land use management and development practice?
- Does the plan support long-term sustainability of agriculture and forestry, including protecting resource lands from development impacts development, supporting infrastructure needs, and recognizing ecosystem services provided by rural lands?
- Does the plan support the establishment of best management practices that protect the long-term integrity of the natural environment, adjacent land uses, and long-term productivity of resource lands?



- Does the plan encourage consultation and partnerships with the local conservation districts?

### Shoreline Element

*Local [shoreline master programs \(SMP\)](#) play an integral part in marine and freshwater habitat protection. SMP goals policies are considered a Comprehensive Plan element.*

- Does the plan either include SMP goals and policies or provide a reference to the local shoreline master program?
- Are land use designations in the comprehensive plan consistent with the local SMP shoreline environment designations?
- Do policies support vegetation conservation and no net loss of shoreline ecological functions?
- Does the SMP or the comprehensive plan support periodic (annually or other) tracking of armored shoreline?
- Are [land uses consistent with the local SMP](#) shoreline environment designations, applicable allowable uses, setbacks, buffers, building heights, and impervious surface limits? Shoreline Master Program policies may be included in this element, or as a stand-alone element.

### Parks and Recreation Element

*Some comprehensive plans combine the Parks and Recreation Element with an Open Space Element. Additional Open Space considerations are included under the Additional Topics section of this checklist.*

- Do park facility designs protect water quality?
- Does the plan prioritize creation and restoration of green spaces resilient to floods and include trees to filter and reduce stormwater runoff?
- Does the plan encourage opportunities to add regional stormwater facilities to parks, or recreation to stormwater facilities, or support stormwater parks, which can provide recreation and stormwater treatment?
- Does your jurisdiction provide public education about protecting water quality and riparian, nearshore, and wetland habitats?
- Do policies in the plan encourage training for stormwater, LID, and green stormwater infrastructure?
- Are funds (such as parks impact fees or portions of property taxes) dedicated in the plan for acquiring, developing, and/or improving park facilities and natural areas/open spaces?
- Does the plan maintain, improve, or create green space amenities within walking distance of urban residents, such as tree canopy, parks, and trails?

**Climate Change Mitigation and Resilience Element** (mandatory plan element for 2025 jurisdictions as of July 1, 2023)

- See Department of Commerce guidance: [Climate Change - Washington State Department of Commerce](#) and PSRC's [Climate Change and Resilience](#).

## Additional Topics

### Stormwater

- Does the [Land Use Element](#) address local stormwater systems, integrate a standalone surface water element, or include policies addressing drainage, flooding, and stormwater infrastructure or water quality issues?

- Does the plan include support for incentives for rain gardens and LID best management practices?

### Open Space

- Does the plan [identify open space corridors](#) within and between cities and UGAs, including lands for recreation, wildlife habitat, trails, and meaningful connection of critical areas?
- Does the plan follow the buildable lands program guidelines to [identify lands](#) for utility corridors, transportation corridors, stormwater management facilities, stormwater parks, recreation, schools, natural areas, and other public uses?
- Does the plan include goals and polices that address local open space conservation and access needs, prioritizing areas with higher racial and social inequities and rural and resource land facing development pressure?

### Fish and Wildlife Conservation Areas

- Does the Land Use Element integrate information from local watershed planning processes, salmon recovery plans, climate change plans, ecosystem recovery plans, and relevant tribal plans to identify important habitats and species of local and tribal importance?
- Does the plan address local and regional priorities for restoration of important habitat and critical areas, such as those included in salmon recovery and ecosystem recovery plans?
- Does the plan adopt by reference the [WDFW Priority Habitat and Species](#) list?
- Does the plan include WDFW's Best Available Science for Riparian Management Zones using Site Potential Tree Height ([CAO checklist](#))?
- Does the plan include policies to protect natural resources that sequester and store carbon, such as forests, farmland, wetlands, estuaries, and urban tree canopy?

### Natural or Environment Element

- Are urban forestry programs and tree retention regulations supported by key policies?
- Does the plan support stream and wetland habitat protection and restoration? Are applicable critical areas regulations supported by equivalent goals and policies?
- Does the plan include appropriate habitat stewardship policies that support native vegetation and science-based restoration? Including outreach to property owners and the community?
- Does the plan include, encourage, and provide linkage to local restoration programs, projects, and stewardship groups?
- Does the plan streamline required permits for restoration projects?
- Does the plan have an option for [Voluntary Stewardship Programs](#) to protect critical areas?

### Surface Water Management

- Does the plan support the integration of information and strategies across plan elements? A surface water management element can provide this support.
- Does the plan include policies that provide linkage to municipal stormwater permitting (MS-4) requirements and the local surface water management plan?
- Does the plan provide linkage to the CIP to help prioritize stormwater and habitat improvement projects?
- Does the plan include policies that make LID the preferred and commonly used approach to site development?

- Does the plan support regional and watershed level coordination on surface water management?
- Does the plan promote tree retention as part of a green infrastructure approach to surface water management?

Other Questions:

- Does the plan support public-private sector partnerships to help advance your plan?

*This document has been funded wholly or in part by the United States Environmental Protection Agency under assistance agreement PC-01J89501 to the Washington Department of Fish and Wildlife and PC-01J95801 to the Washington State Department of Ecology. The contents of this website do not necessarily reflect the views and policies of the Environmental Protection Agency, nor does mention of trade names or commercial products constitute endorsement or recommendation for use. [Learn more about this program](#)*



The Habitat Strategic Initiative Lead Team spearheaded this checklist update with support from the Puget Sound Partnership, Department of Fish and Wildlife, Department of Commerce, and the Stormwater Strategic Initiative Lead. They engaged other members of Puget Sound community to review drafts and provide feedback. They also invited long-range planners for local jurisdictions to test the usefulness of the checklist.



State of Washington

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Regional Land Use Planner, WDFW Region 4

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Stewart Reinbold, Assistant Regional Habitat Program Manager (Stewart.Reinbold@dfw.wa.gov)

Jesse Dykstra, Habitat Biologist (Jesse.Dykstra@dfw.wa.gov)

Catherine McCoy, WA Department of Commerce (catherine.mccoy@commerce.wa.gov)

## Nesse, Katherine

---

**From:** Christopher Randels <cr.randels@gmail.com>  
**Sent:** Tuesday, March 12, 2024 1:36 PM  
**To:** Nesse, Katherine  
**Subject:** Re: Old bike plan map

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

Hey Kate,

Thanks for that info, that's helpful. Can you explain a little bit more about the procedural logic of the Transportation Commission making recommendations to the Planning Commission without that public feedback having been fully vetted/evaluated? Would it not make more sense for the Transportation Commission to be the ones to receive that vetted staff feedback, since as volunteers specifically with transportation experience they'd be better equipped to interpret that feedback and make appropriate recommendations before the Planning Commission reviews them? I understand this would mean more delay, so I'm sensitive to the culprit being time pressures here, but this just strikes me as procedurally weird, since it requires the body tasked with making transportation recommendations to make a decision without having all the relevant input.

Chris

On Tue, Mar 12, 2024 at 1:14 PM Nesse, Katherine <[KNesse@bellevuewa.gov](mailto:KNesse@bellevuewa.gov)> wrote:

Chris,

You have not missed it. The engagement report for Phase 3 was just completed and published with tomorrow's Planning Commission materials. We have not had time to process all of the responses in time to have a full discussion of them with each of the commissions, only brief summaries, as you note. We plan to discuss them with the Planning Commission. There may be additional changes based on the feedback but we need to fully vet those changes internally before we make any staff recommendations based on the feedback.

Kate

**Katherine (Kate) Nesse, PhD**

*Senior Planner, Community Development Department*

City of Bellevue

Phone: 425-452-2042

450 110th Avenue NE, Bellevue, WA 98004

Email: [knesse@bellevuewa.gov](mailto:knesse@bellevuewa.gov)

**The data you seek is now online!**

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

---

**From:** Christopher Randels <[cr.randels@gmail.com](mailto:cr.randels@gmail.com)>

**Sent:** Tuesday, March 12, 2024 1:09 PM

**To:** Nesse, Katherine <[KNesse@bellevuewa.gov](mailto:KNesse@bellevuewa.gov)>

**Subject:** Fwd: Old bike plan map

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Hey Kate,

Forwarding this exchange since you're listed on the Transportation Commission memo for this week, hoping you'd be able to answer the question discussed below. Thanks!

Chris

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

**From:** McDonald, Kevin <[KMcDonald@bellevuewa.gov](mailto:KMcDonald@bellevuewa.gov)>

**Date:** Tue, Mar 12, 2024 at 1:03 PM

**Subject:** RE: Old bike plan map

**To:** Christopher Randels <[cr.randels@gmail.com](mailto:cr.randels@gmail.com)>

Hi Chris – yes, you will really need to contact the project managers for the Comprehensive Plan policy questions.  
KM





Kevin D McDonald, AICP  
Principal Transportation Planner  
425.452.4558

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**From:** Christopher Randels <[cr.randels@gmail.com](mailto:cr.randels@gmail.com)>  
**Sent:** Tuesday, March 12, 2024 12:22 PM  
**To:** McDonald, Kevin <[KMcDonald@bellevuewa.gov](mailto:KMcDonald@bellevuewa.gov)>  
**Cc:** Lara Gardner <[eastsideurbanism@gmail.com](mailto:eastsideurbanism@gmail.com)>  
**Subject:** Re: Old bike plan map

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

Hey Kevin,

Thank you for the meeting yesterday, it was really informative and underscored the importance of that March 25th meeting, so you can bet Lara and I will be there (alongside many others).

On an unrelated topic, looking at the agenda for Thursday's Transportation Commission meeting, I'm seeing that the commission will be discussing Transportation Comp Plan policies, with staff suggesting some changes since the January meeting. What I'm not seeing in the report are mentions of the feedback that staff have received from the community via the Engaging Bellevue tool over the last couple of months of outreach. In looking at Planning Commission materials for this week, for example, I'm seeing that for the topics that they're discussing, staff briefly summarized the feedback and made comments about if/why they made particular changes in response to that feedback, but I'm not seeing similar resources for the Transportation Commission. Has this public outreach feedback already been discussed with the commission and I just missed it? Does staff have materials prepared that will discuss their responses to this feedback and if any changes are recommended based upon it?

Feel free to forward this to Justin if this is a better question for him.

Thanks,

Chris

On Tue, Mar 12, 2024 at 11:16 AM McDonald, Kevin <[KMcDonald@bellevuewa.gov](mailto:KMcDonald@bellevuewa.gov)> wrote:

Hi Chris and Lara – good to meet up with you yesterday to chat about all things bikes! I mentioned the 1993 Ped Bike Plan and thought I would share with you the bike network map from that plan. Great historic document! So much progress...so much more to do! And some things we probably will never do. During BelRed planning, we tried to get the connection B-122/B-123 as a westward extension of a future Spring Boulevard. East Link and I-405 kind of got in the way! Never anything planned on 156<sup>th</sup>...sorry Lara.

Again – none of our conversation from yesterday leaves that room (I once got burned by having my words in conversation used by someone not as intended)

Thanks!

Kevin

March 11, 2024

Emil,

I have long been under the impression that surface street capacity will be the limiting factor for development in Bellevue. After hearing Mariya's testimony to both the Transportation Commission and City Council this past month, I am even more concerned that the transportation network may not continue to meet Bellevue's needs. She graciously shared the spreadsheet of potential delays based on the v/c ratios that was generated by the traffic engineer she's working with, and I compared this with the FEIS Chapter 11 numbers and Appendix K.

The first thing that seemed surprising with this comparison is the difference in performance predicted by the v/c ratios and that shown in FEIS Table 11-35 for the segment just south of NE 12th St. and 116th Ave NE. Table 11-35 predicts a decrease in performance from 8 mph to 6 mph from the No Action Alternative to the Preferred Alternative (Note: This is between NE 12th and Main Street, but is only valid in the southbound direction; traveling north would be significantly slower because NE 12th is predicted to have a far worse v/c ratio than the intersection at Main St. The appendices also show that the 6 mph listed is rounded up from 5.54 mph).

Given the v/c ratios I received from Mariya, I added up the delays experienced at each intersection along this 0.89 mile segment:

Intersections with 116th Ave NE	V/C with Preferred Alternative (Table 11-37)	Conversion to delays from Mariya's spreadsheet	V/C with Preferred A Alternative (Table 11-37)	Conversion to delays from Mariya's spreadsheet
NE 8th St	1.32	6:15	1.52	(13:02)
NE 6th St	1.26	4:56	1.26	4:56
NE 4th St	1.48	11:19	1.49	(11:44)
Main Street	1.03	1:49	1.01	1:39

These delays total 24:19 for the Preferred Alternative and 31:21 for Preferred A Alt. When expressed as a speed to match Table 11-35, these are 2.2 mph and 1.7 mph respectively, which is a meaningful decrease from the 5.54 mph (rounded to 6 mph) predicted by the FEIS. I have identified some values in the table above in parentheses where I did the calculation myself to match the numbers in her spreadsheet.

Could you please share how the City is calculating the projected speeds for the segments in Table 11-35? Does the model input a minimum speed, maximum delay, or remove vehicles that are blocked and don't move for x amount of time? What other inputs are used? Any clarity you can provide on the calculation and assumptions used for Table 11-35 would be appreciated.

This also seems internally inconsistent in ways which make me suspect calculation errors:

Page 15 of 917 (in the FEIS Appendices document) shows Preferred Alternative A post-processed speed is 5.55mph, slightly faster than the Preferred Alternative (Page 14). (2044 and 2044 A in Appendix K are also very similar to each other). This does not seem reasonable if v/c for 116th Ave NE and NE 8th St worsens significantly with Alt A, from 1.32 to 1.52 (Table 11-37) and the other intersection delays along 116th Ave NE are similar between the two alternatives.

Pages 14 and 15 actually show faster travel speeds in the NB/EB post-processed speed column: 12.18 mph (Preferred Alt) and 12:31 (Preferred A Alt). This is impossible for me to reconcile with the extreme slowdowns expected as cars approach NE 12th St., which will lead to corridor travel speeds <0.5 mph if the delays from Mariya's spreadsheet are added together.

Intersections with 116th Ave NE	V/C with Preferred Alternative (Table 11-37)	Conversion to delays from Mariya's spreadsheet	V/C with Preferred A Alternative (Table 11-37)	Conversion to delays from Mariya's spreadsheet
NE 12th St	2:24	1:45:36	2:20	(1:35:38)
Main Street	1.03	00:01:49	1.01	00:01:39

I also have questions about page 23 of 917 in the appendices, since no units are specified for the Network Length values (which range from 516-523). Since it doesn't line up with my understanding of Bellevue roadway lengths, my best guess is that these are the lane-miles size of the arterial network used for the model, and that it extends beyond Bellevue city limits. Can you clarify whether that is correct, and clarify how many hours the PM peak period is assumed to be (also on page 23)?

**Bellevue roadways:**

- Total Local Centerline Miles - 136
- Total Arterial Centerline Mile - 280.3
- Total Local Lane-Mile - 672
- Total Arterial Lane-Mile - 444

If our model does include sections of roadway outside Bellevue, are we also including expected increases in density that are being planned by neighboring municipalities when we consider our likely transportation network performance? I am primarily concerned about density that has been proposed by Redmond and how it would affect the Bel-Red Road and NE 20th Street areas.

Sincerely,

Nicole Myers

## Nesse, Katherine

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**From:** King, Emil A.  
**Sent:** Monday, March 11, 2024 2:50 PM  
**To:** McDonald, Kevin; Johnson, Thara; Nesse, Katherine  
**Subject:** FW: Intersection delays letter  
**Attachments:** Intersection Delays.pdf

FYI

---

**From:** Nicole Myers <nicolemikomyers@gmail.com>  
**Sent:** Monday, March 11, 2024 2:40 PM  
**To:** King, Emil A. <EAKing@bellevuewa.gov>  
**Cc:** Mariya Frost <mariya.frost@kemperdc.com>; Yan, Shuming <SYan@bellevuewa.gov>  
**Subject:** Intersection delays letter

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

Emil,

I have some questions about the projections of traffic impacts that are described in the Comprehensive Plan FEIS; please see the attached letter for details.

Sincerely,  
Nicole Myers

## Nesse, Katherine

---

**From:** libaid ccfinetea.com <libaid@ccfinetea.com>  
**Sent:** Friday, March 15, 2024 11:11 AM  
**To:** Nesse, Katherine; Betsi Hummer  
**Cc:** Johnson, Thara; King, Emil A.  
**Subject:** Re: Bellevue College rezone

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

Hi Kate,

After re-reading your email, my husband and I feel that we respect Bellevue College's development and expansion plan. But on the future zoning regulations in our neighborhood area, we prefer "In general, **it is good practice to have zoning harmonized with the future land use designation**".

Warm regards,

Libai Deng  
City & Country Fine Tea Corp.  
2623 145th Ave SE  
Bellevue, WA 98007  
Tel: (425)644-7850  
Email: libaid@ccfinetea.com  
Group Email: info@ccfinetea.com  
Website: [www.ccfinetea.com](http://www.ccfinetea.com)

---

**From:** Betsi Hummer <betsihummer@yahoo.com>  
**Sent:** Tuesday, March 12, 2024 5:26 PM  
**To:** KNesse@bellevuewa.gov <KNesse@bellevuewa.gov>  
**Cc:** Johnson, Thara <TMJohnson@bellevuewa.gov>; King, Emil A. <EAKing@bellevuewa.gov>  
**Subject:** RE: Bellevue College rezone

[Sent from Yahoo Mail on Android](#)

On Tue, Mar 12, 2024 at 4:53 PM, Nesse, Katherine <KNesse@bellevuewa.gov> wrote:

Betsi,

Thanks for raising your concern about the Institutional draft future land use map designation in your neighborhood. The Bellevue College Master Plan shows the institution's long term plans to expand their campus in this area. As you are aware, they currently own some parcels bordering the campus. The designation of Institutional, first shown in the land use maps in the DEIS, released in April 2023, reflects these long term plans. Future land use designations in the Comprehensive Plan are different from zoning. The future land use designation indicates a long term vision for the area while the zoning indicates the uses and standards for buildings on a parcel. Although, in

general, it is good practice to have zoning harmonized with the future land use designation, there are reasons why it may not be.

The city is considering zoning for Bellevue College to be within a zone that explicitly allows the scale and type of buildings and uses appropriate for a college. The city has not fully scoped the updates to the zoning map that will happen in 2025 and beyond to harmonize the zoning with the future land use designations. There is a case to be made for not changing the zoning in your neighborhood, despite the change to the future land use designation. In that case, property owners could continue to modify their properties in compliance with the regulations for that residential zone (for example, R-5). If the college wanted to change the use of the residential parcels it owns to a building of the scale and type typical of a university (like a dormitory or classroom building), it would need to apply for a rezone and that rezone would need to be in line with the Comprehensive Plan's future land use designation. We are happy to talk further about this as the Planning Commission works on its recommended plan.  
Kate

**Katherine (Kate) Nesse, PhD**

*Senior Planner, Community Development Department*

City of Bellevue

Phone: 425-452-2042

450 110th Avenue NE, Bellevue, WA 98004

Email: [knesse@bellevuewa.gov](mailto:knesse@bellevuewa.gov)

**The data you seek is now online!**

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

---

**From:** Betsi Hummer <[betsihummer@yahoo.com](mailto:betsihummer@yahoo.com)>  
**Sent:** Monday, March 11, 2024 9:22 AM  
**To:** Nesse, Katherine <[KNesse@bellevuewa.gov](mailto:KNesse@bellevuewa.gov)>  
**Cc:** Johnson, Thara <[TMJohnson@bellevuewa.gov](mailto:TMJohnson@bellevuewa.gov)>  
**Subject:** RE: Bellevue College rezone

**[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 available at other times today.  
I look forward to your email.  
Betsi Hummer 425.591.4784 [betsihummer@yahoo.com](mailto:betsihummer@yahoo.com)

[Sent from Yahoo Mail on Android](#)

On Mon, Mar 11, 2024 at 8:22 AM, Nesse, Katherine <[KNesse@bellevuewa.gov](mailto:KNesse@bellevuewa.gov)> wrote:

Betsi,  
I'm sorry for the long response. For some reason your first email went to my spam folder. I understand you talked to Mike McCormick-Huentelman last week. He filled me in on your concerns. I have a meeting at 2 today, unfortunately, but I can reply by email.  
Kate

**Katherine (Kate) Nesse, PhD**

*Senior Planner, Community Development Department*

City of Bellevue

Phone: 425-452-2042

450 110th Avenue NE, Bellevue, WA 98004

Email: [knesse@bellevuewa.gov](mailto:knesse@bellevuewa.gov)

**The data you seek is now online!**

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

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**From:** Betsi Hummer <[betsihummer@yahoo.com](mailto:betsihummer@yahoo.com)>

**Sent:** Sunday, March 10, 2024 7:12 PM

**To:** Nesse, Katherine <[KNesse@bellevuewa.gov](mailto:KNesse@bellevuewa.gov)>

**Subject:** Re: Bellevue College rezone

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

Hi Kate

I hope we can talk. Maybe this Monday around 2?

Betsi Hummer 425.591.4784 [betsihummer@yahoo.com](mailto:betsihummer@yahoo.com)

[Sent from Yahoo Mail on Android](#)

On Thu, Mar 7, 2024 at 7:14 AM, Betsi Hummer  
<[betsihummer@yahoo.com](mailto:betsihummer@yahoo.com)> wrote:

Hi Kate

Can you give me background on the Bellevue College rezone?

Thanks

Betsi Hummer 425.591.4784 [betsihummer@yahoo.com](mailto:betsihummer@yahoo.com)

[Sent from Yahoo Mail on Android](#)





Puget Sound Energy  
P.O. Box 97034  
Bellevue, WA 98009-9734  
[PSE.com](http://PSE.com)

March 26, 2024

Thara Johnson, Planning Manager  
City of Bellevue Community Development Department  
450 110<sup>th</sup> Avenue N.E.  
Bellevue, WA 98004

Dear Ms. Johnson:

On behalf of Puget Sound Energy (PSE), I am submitting the following comments regarding the January 15, 2024 draft of the policies for the Bellevue 2044 Comprehensive Plan.

PSE is generally support of the proposed policies in the Utilities Element, specifically where they pertain to electric and natural gas facilities and services. As mentioned in earlier correspondence regarding the Comprehensive Plan, PSE is a regulated utility by the Washington Utilities Transportation Commission, and as such, cannot be required to implement goals and polices which are in conflict with the Tariffs and Rules established with the WUTC or embodied with the State's Revised Code of Washington or Washington Administrative Code.

We offer the following comments for the City's consideration. The policies are referenced by the new numbering in the document.

UT-5 We encourage the City to consider expanding to technologies more generally not just telecommunications but by adding emerging energy technologies.

**Proposed Amendment to Policy UT-5**

Encourage new and cost-effective emerging information and telecommunications and energy technologies that would benefit city utility users and improve utility service and efficient water and energy use.

- UT-7 It is important to note that not all components are sized or located only to address the local area and land use. We are concerned that the first sentence of this policy could conflict with building and locating facilities to address a regional system, if a policy says these decisions are to be based on a land use plan for just that area. Further, local land use and zoning classifications should not deter the ability to provide and maintain reliable and resilient utility system facilities for the region including the local area.
- UT-11 We encourage the City to reword this policy to be dual directional, seeking both to educate and inform utility providers, but also to learn from and seek information from utility providers on the costs and benefits of emerging technologies.
- UT-50 We support the City’s expansion of the policy language to broaden it to all utility providers.
- UT-53 We encourage the City to provide greater clarification on what is meant by “**funding tools that enable mitigation**”. It is important that the operational integrity of both electric and natural gas infrastructure is not compromised.
- UT-54 We request that the City provide greater clarity on what is meant to be captured under “**equipment support facilities**”.
- UT-55 We support the City’s amendment of this policy to provide more clarity. Further, we encourage the City to consider the addition of the following language to the policy, “and in recognition of utility clearance standards” to the end of this policy.

**Proposed Amendment to Policy UT-55**

Encourage directional pruning of trees and phased replacement of improperly located vegetation in the right-of-way. Perform pruning and trimming of trees ~~in an environmentally sensitive and aesthetically acceptable manner~~ and according to professional arboricultural specifications and standards and **in recognition of utility clearance standards.**

- UT-72 We agree that the first sentence of UT-72, addressing coordination with other jurisdictions, does appear to be redundant with UT-48; however, the second sentence discussing making decisions complementary to regional considerations is not something touched on in UT-48. We ask that the City consider incorporating this element into the surviving policy language.

**Proposed Deleted Policy UT-72**

~~Encourage cooperation with other jurisdictions in the planning and implementation of multi-jurisdictional utility facility additions and improvements. **Decisions made regarding utility facilities shall be made in a manner consistent with, and complementary to, regional demand and resources, and shall reinforce an interconnected regional distribution network.**~~

UT-63 We are interested in how the City will implement a “**benefit and burdens**” analysis within or in addition to the current alternative siting process.

**Proposed Amended Policy UT-63**

Prior to seeking city approval for facilities, encourage utilities service providers to solicit community input ~~and consider the distribution of benefits and burdens to different community groups on the siting of proposed facilities which may have a significant adverse impact on the surrounding community.~~

UT-69 Since the language explaining exceptions needed for temporary facilities was deleted in the policy, we believe that further clarification is necessary in the remaining sentence that this applies to permanently constructed distribution lines.

**Proposed Amended Policy UT-69**

Require the underground installation of all new **permanent** electrical distribution lines ~~except that interim installation of new aerial facilities may be allowed if accompanied by a program to underground through~~in coordination with the city and other utilities. ~~Require the undergrounding of all existing electrical distribution lines where a change in use or intensification of an existing use occurs, unless delayed installation is approved as part of a specific program to coordinate undergrounding of several utilities or in conjunction with an undergrounding program for several sites or when related to street improvements.~~

UT-70 We ask that the City clarify what “**where feasible**” means, and who and how this determination will be made. Further, we ask that the City clarify its definitions for “**change in use**” and “**intensification**” as well.

**Amended Policy UT-70**

Require the undergrounding of all existing electrical distribution lines in accordance with the applicable tariffs on file with the WUTC, where feasible and ~~except that interim installation of new aerial facilities may be allowed if accompanied by a program to underground through~~in coordination with the city and other utilities. ~~Require the undergrounding of all existing electrical distribution lines where when a change in use or intensification of an existing use occurs, unless delayed installation is approved as part of a specific program to coordinate undergrounding of several utilities or in conjunction with an undergrounding program for several sites or when related to street improvements.~~

UT-75 We support the City’s revised language for this policy. It improves clarity in the application and intent.

UT-76 We ask that the City please clarify the range of “**facilities**” this policy is envisioned to be applied to. Growth and increasing electrification from customers will drive the need for new and expanded facilities, including in residential areas of the City, so it is important to clarify the breadth of coverage and possible impacts to providing the facilities needed to serve customers from the longer review processes and restrictions that come out of this policy.

**Proposed Amended Policy UT-76**

Require siting analysis through the development review process for new facilities, and expanded facilities at sensitive sites, including a consideration of alternative sites and collocation. Discussion: Sensitive facility sites are those new facilities and existing facilities proposed to be expanded where located in or in close proximity to residentially- zoned districts such that there is potential for visual impacts absent appropriate siting and mitigation. The city will update Map UT-7 to the extent needed to stay current with changes in Puget Sound Energy’s system planning. in residential areas, including a consideration of alternative sites and collocation.

UT-77 We are interested in what is envisioned by “**mitigating visual impacts**” for linear facilities.

UT-78 It is important to note that it may be determined the best alternative route for achieving certain system capacity or reliability needs, to maintain a resilient electrical transmission system, involve construction of new aerial facilities in locations without existing aerial facilities. The preservation of areas which have predominately underground electric facilities should not be the primary determinant for siting needed system improvements.

UT-80 PSE is regulated by the WUTC, and its system improvements are planned through its IRP, with capital investments reviewed and approved through rate cases. The City cannot require PSE to make specific investments, nor dictate timeframes for completing planned system improvements. We strongly support having an active franchise agreement, and encourage the City to seek opportunities to implement policies that would support PSE’s ability to complete projects through simpler and quicker processes.

**Proposed Amended Policy UT-80**

Update utility agreements, engage partnerships, and develop policy to ~~require~~ encourage timely planning and investments to **identify improvements that help** ensure sufficient grid capacity for electrification and decarbonization.

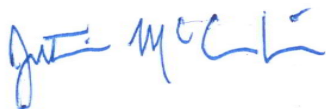
We hope you will consider our comments below on a handful of additional policies.

TR-131 There are currently, and will likely continue to be more opportunities to partner with PSE on mobility electrification efforts. We recommend including PSE to expand considerations of partnership opportunities.

- CL-11 An acceleration in building electrification will need to be matched in support for an acceleration in supporting the electric infrastructure to meet the increase in load demand to the system.
- CL-16 It's important the implementation of policies and regulations to minimize tree canopy impacts ensure PSE is not restricted from performing the vegetation management necessary to safely and reliably operate the electric system. Additionally, it will be important PSE is not precluded from tree removals necessary to install the infrastructure improvements needed to operate and expand the system to meet load growth demand.
- CL-65 We ask that the City clarify what **“electric grid integration”** means.
- CL-68 We ask that the City provides clarification for what the implementation of **“opportunities for district energy”** entails.
- UD-17 If the City defines rooftop solar arrays as “mechanical equipment” in its code, this policy would create screening requirements that could largely block out daylight and obstruct the functional objective of installing a solar array.

PSE would like to thank the City for the opportunity to provide comments throughout the update process. Should there be any questions or information that we can provide to assist the City, please do not hesitate to contact me at (206) 517-3432 or at [justin.mcconachie@pse.com](mailto:justin.mcconachie@pse.com).

Sincerely,



Justin McConachie  
Senior Municipal Liaison Manager

Cc: Emil King, City of Bellevue  
Catherine McCoy, WA Department of Commerce  
Paul Inghram, PSRC

## Nesse, Katherine

---

**From:** Tousley, Amy <Amy.Tousley@pse.com>  
**Sent:** Thursday, March 28, 2024 2:30 PM  
**To:** King, Emil A.; Nesse, Katherine; Johnson, Thara  
**Cc:** McConachie, Justin  
**Subject:** Bellevue - PSE Comments (Periodic Update - Utilities Element)

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

Good afternoon,

Thank you for forwarding PSE's March 26<sup>th</sup> letter to the Planning Commission for consideration at last night's meeting.

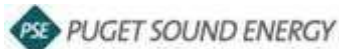
While PSE greatly appreciates that the City's acknowledgement of our letter regarding the proposed policies, we are very concerned that our comments were characterized as "not substantive". Although some of our comments pertained to clarity and interpretation of policy language which impacts implementation, we do believe that many of our concerns are substantive especially based on the responses provided by the Commissioners. Had I understood that many of our concerns would not be fully addressed, I would have participated in the public comment phase of the meeting to emphasize our specific concerns with policies: UT-7; UT-53; UT-55; UT-63; UT-69; UT-70; (old) UT-72; UT-75; UT-76; UT-77; UT-78; and UT-80.

We would greatly appreciate an opportunity to work with the City regarding the comments raised in the letter as well as suggested amendments to policy language. Thank you.

Respectfully,  
Amy

**Amy L. Tousley**  
*Senior Municipal Liaison Manager*

*Coordination with local government Comprehensive Plans & Development Regulations  
Coordination with WSDOT Southcentral, Olympic & Southwest Regions*



2711 Pacific Avenue Southeast  
Olympia WA 98501

[amy.tousley@pse.com](mailto:amy.tousley@pse.com)  
Cell: (206) 604-3103  
Desk: (360) 786-5956

## Nesse, Katherine

---

**From:** Stead, Elizabeth  
**Sent:** Thursday, March 28, 2024 2:44 PM  
**To:** Cindy Edens  
**Cc:** Nesse, Katherine  
**Subject:** Re: RBT Zoning

Hi Cindy,

I am passing this on to the Comp Plan Update team so they can provide you with information about the proposed update and any potential zoning changes that might occur. So far, neither the comp plan or any associated rezones have been adopted by Council.

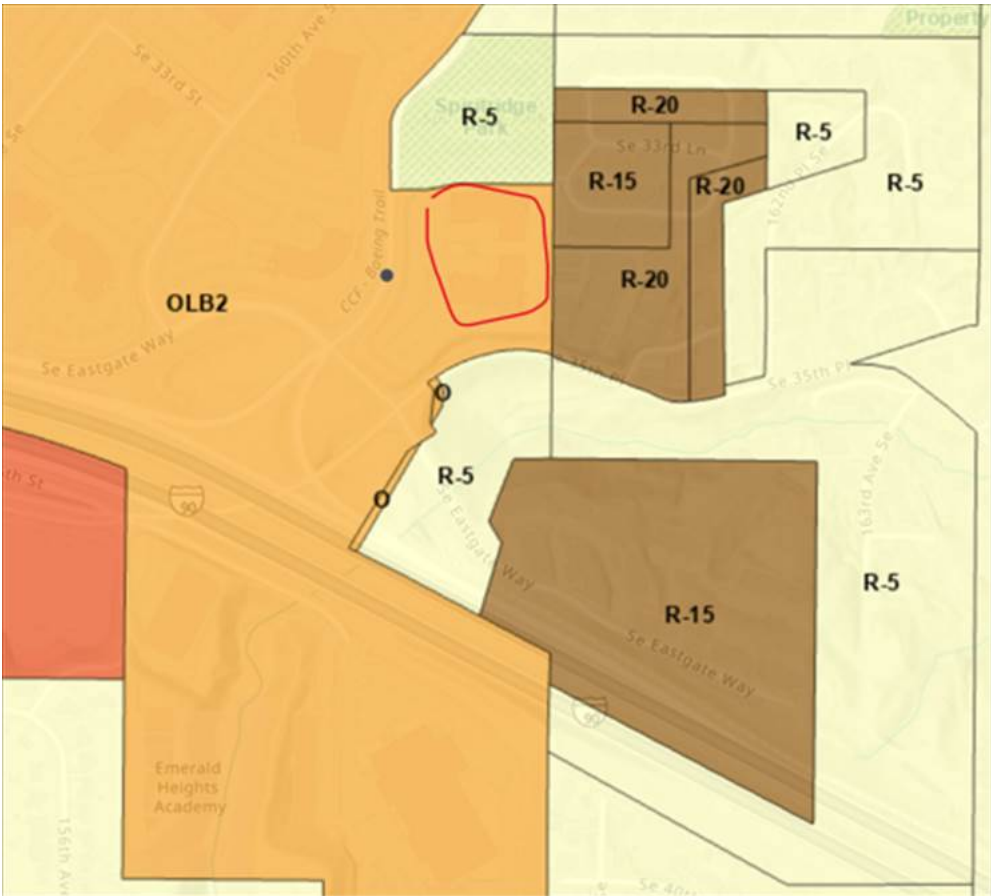
Thanks, Liz

---

**From:** Cindy Edens <cedens@wrihtrunstad.com>  
**Sent:** Thursday, March 28, 2024 2:29 PM  
**To:** Stead, Elizabeth <estead@bellevuewa.gov>  
**Subject:** RBT Zoning

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

Elizabeth – I just left you a voicemail regarding the property that I am part owner of, at 3350 161<sup>st</sup> Avenue S. E., Bellevue. I am trying to verify that the city is not changing the zoning in our neighborhood increasing residential even closer to us. Can you advise please? Part of the ownership here is occupying our building and they too are concerned. Thanks for your help. C





## Nesse, Katherine

---

**From:** Johnson, Thara  
**Sent:** Monday, April 8, 2024 1:42 PM  
**To:** McConachie, Justin  
**Cc:** Tousley, Amy; King, Emil A.; Nesse, Katherine  
**Subject:** RE: Bellevue - PSE Comments (Periodic Update - Utilities Element)

Hi Justin,

This is great timing, as I was intending to reach out to see if there is a good time for us to meet. We have been working on revised policy language to address your comments.

We will be going back to the Commission in May with updated policy language.

This week is slightly challenging, however, next week would work well. If you could provide us some times with your's and others from PSE availability, that would be greatly appreciated.

We look forward to talking further.

Thank you,

Thara



### Thara Johnson

Comprehensive Planning Manager, City of Bellevue  
[tmjohnson@bellevuewa.gov](mailto:tmjohnson@bellevuewa.gov) | [425-452-4087](tel:425-452-4087) | [BellevueWA.gov](http://BellevueWA.gov)

---

**From:** McConachie, Justin <Justin.McConachie@pse.com>  
**Sent:** Monday, April 8, 2024 1:32 PM  
**To:** Johnson, Thara <TMJohnson@bellevuewa.gov>  
**Cc:** Tousley, Amy <Amy.Tousley@pse.com>; King, Emil A. <EAKing@bellevuewa.gov>; Nesse, Katherine <KNesse@bellevuewa.gov>  
**Subject:** RE: Bellevue - PSE Comments (Periodic Update - Utilities Element)

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

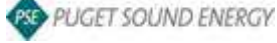
Hey Thara,

Thank you for the response, and sounds like there are some more steps to come with reviewing our comments and going back to the Commission. Could you let me know if there are some good times for a follow up meeting for us to discuss further?

Much appreciated,

### Justin McConachie

Municipal Liaison Manager | Municipal Relations  
1140 N 94th St, Seattle, WA 98103 | Mailstop: NSO-01



---

**From:** Johnson, Thara <[TMJohnson@bellevuewa.gov](mailto:TMJohnson@bellevuewa.gov)>  
**Sent:** Thursday, March 28, 2024 2:44 PM  
**To:** Tousley, Amy <[Amy.Tousley@pse.com](mailto:Amy.Tousley@pse.com)>; King, Emil A. <[EAKing@bellevuewa.gov](mailto:EAKing@bellevuewa.gov)>; Nesse, Katherine <[KNesse@bellevuewa.gov](mailto:KNesse@bellevuewa.gov)>  
**Cc:** McConachie, Justin <[Justin.McConachie@pse.com](mailto:Justin.McConachie@pse.com)>  
**Subject:** RE: Bellevue - PSE Comments (Periodic Update - Utilities Element)

**CAUTION - EXTERNAL EMAIL**

Phishing? Click the PhishAlarm "**Report Phish**" button.

Hello Amy,

Thank you for circling back on the comments submitted by PSE. I would like to clarify a couple things. Bellevue staff had reached out to PSE a few months ago as a follow up to our last meeting, to check on any comments or feedback relating to relevant policies and received comments the day before the Commission meeting on the Utilities element policies.

Staff did indicate to the Commission last night that we had not had an opportunity to adequately review your comments and would be reviewing them in greater detail prior to going back to the Commission with recommendations and would be working with PSE on the comments. Apologies if my comment was misconstrued relating to the substantive nature of your comments. The letter we received highlighted a few policies that had revised language, and that was my reference.

If there are additional comments than what was highlighted in your letter please let us know. I also think a meeting to discuss your comments would be helpful so that we are all on the same page.

Best Regards,

Thara Johnson



**Thara Johnson**

Comprehensive Planning Manager, City of Bellevue  
[tmjohnson@bellevuewa.gov](mailto:tmjohnson@bellevuewa.gov) | [425-452-4087](tel:425-452-4087) | [BellevueWA.gov](http://BellevueWA.gov)

---

**From:** Tousley, Amy <[Amy.Tousley@pse.com](mailto:Amy.Tousley@pse.com)>  
**Sent:** Thursday, March 28, 2024 2:30 PM  
**To:** King, Emil A. <[EAKing@bellevuewa.gov](mailto:EAKing@bellevuewa.gov)>; Nesse, Katherine <[KNesse@bellevuewa.gov](mailto:KNesse@bellevuewa.gov)>; Johnson, Thara <[TMJohnson@bellevuewa.gov](mailto:TMJohnson@bellevuewa.gov)>  
**Cc:** McConachie, Justin <[Justin.McConachie@pse.com](mailto:Justin.McConachie@pse.com)>  
**Subject:** Bellevue - PSE Comments (Periodic Update - Utilities Element)

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

Good afternoon,

Thank you for forwarding PSE's March 26<sup>th</sup> letter to the Planning Commission for consideration at last night's meeting.

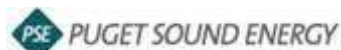
While PSE greatly appreciates that the City's acknowledgement of our letter regarding the proposed policies, we are very concerned that our comments were characterized as "not substantive". Although some of our comments pertained to clarity and interpretation of policy language which impacts implementation, we do believe that many of our concerns are substantive especially based on the responses provided by the Commissioners. Had I understood that many of our concerns would not be fully addressed, I would have participated in the public comment phase of the meeting to emphasize our specific concerns with policies: UT-7; UT-53; UT-55; UT-63; UT-69; UT-70; (old) UT-72; UT-75; UT-76; UT-77; UT-78; and UT-80.

We would greatly appreciate an opportunity to work with the City regarding the comments raised in the letter as well as suggested amendments to policy language. Thank you.

Respectfully,  
Amy

**Amy L. Tousley**  
*Senior Municipal Liaison Manager*

*Coordination with local government Comprehensive Plans & Development Regulations  
Coordination with WSDOT Southcentral, Olympic & Southwest Regions*



2711 Pacific Avenue Southeast  
Olympia WA 98501

[amy.tousley@pse.com](mailto:amy.tousley@pse.com)

Cell: (206) 604-3103

Desk: (360) 786-5956

## Energy Equity

### PSE Program

### Model Comp Plan Language

#### Assistance Programs

**PSE's Bill Discount Rate (BDR):** Our BDR program provides income qualified customers with ongoing help on their monthly energy bill. Depending on household income and size, customers can save 5% to 45% a month on your bill.

**PSE Home Energy Lifeline Program (HELP):** PSE provides qualified customers with bill-payment assistance beyond the Washington state LIHEAP program. Customers do not need to owe a balance on their PSE bill to apply.

**LIHEAP Program:** This government program provides financial assistance so eligible households can maintain affordable, dependable utility services and avoid disconnection. PSE can assist with eligibility requirements and applications.

**The Salvation Army Warm Home Fund:** Administered by the SA and funded by voluntary contributions from PSE customers, employees, and investors. The Warm Home Fund provides short-term, emergency bill payment assistance to PSE customers facing financial difficulties.

**Payment Arrangements:** PSE will work with customers to produce a manageable payment schedule with a realistic timeline for up to 18 months.

**Budget Payment Plan:** PSE provides customers with a predictable average monthly payment to reduce bill fluctuation and avoid unplanned high bills during winter heating months.

Partner with PSE to promote financial assistance and discounted billing programs for income qualified residents in order to ensure that the most vulnerable are not disproportionately impacted by the State's clean energy transition.

**Home Weatherization Assistance:** This program provides free upgrades for single-family homes, manufactured homes or eligible apartment buildings. Upgrades can include insulation, duct sealing and much more.

**Energy Efficiency Boost Rebates:** PSE offers higher rebates on energy-efficient upgrades to income-qualified customers.

**Low-Income Eligible Community Solar:** This no cost program enables bill savings of up to \$40 per month for income eligible customers.

## Electric Vehicles

PSE Program

Model Comp Plan Language

### PSE Up & Go EV Charging Programs

**PSE Up & Go Electric for Public:** PSE helps organizations easily and affordably install public charging for all EV drivers.

**PSE Up & Go Electric for Fleet:** PSE empowers businesses, municipalities and more with electrifying their fleets.

**PSE Up & Go Electric for Multifamily:** PSE brings pole charging to multifamily properties to attract new residents and keep existing ones.

**PSE Up & Go Electric for Workplace:** PSE brings charging to workplaces so employees can electrify their commutes.

**PSE Home Charging:** PSE provides rebates and incentives for the installation of home EV charging stations.

Support EV charging infrastructure throughout the community in order to support the decarbonization of our transportation sector.

## Energy Efficiency & Green Options

PSE Program

Model Comp Plan Language

### Energy Efficiency

**Home Energy Assessment:** PSE offers a quick and convenient 3-step process to help customers understand and control their home's energy usage.

**Energy Efficiency Rebates:**

- Appliance program
- Electric hybrid heat pump water heaters
- Smart thermostats program
- Weatherization program
- Windows, water heat and space heat programs
- Home weatherization assistance
- Insulation

Partner with PSE to promote energy efficiency programs and initiatives.

Expedite permitting processes related to energy efficiency upgrades.

**Other PSE Energy Rebates:**

- EV chargers
- New construction

**Clean Buildings Accelerator:** PSE assists customers with complying with Washington's Clean Buildings Law (HB 1257, 2019).

### Green Options

**Green Power:** PSE customers can voluntarily contribute to PSE investments in renewable energy projects in the Pacific Northwest.

**Solar Choice:** PSE customers can voluntarily purchase solar energy from independent sources through PSE.

**Carbon Balance:** PSE customers can voluntarily purchase carbon offsets from local forestry projects through PSE.

**Community Solar:** PSE customers can voluntarily contribute to solar projects of their choice installed on such facilities as local school and community centers.

Partner with PSE to promote local investments and customer enrollment in clean energy projects and programs in order to achieve clean energy goals.

**Renewable Natural Gas:** PSE customers can voluntarily purchase blocks of RNG to lower than carbon usage and support the development of locally produced RNG.

**Green Direct:** This program is offered to local municipalities and corporations seeking to reduce their carbon footprint by investing in large scale renewable energy projects. This program is currently full.

## Demand Response - Energy Management

PSE Program

Model Comp Plan Language

### Peak Load Shifting

**Time of Use (TOU) Program:** PSE's current pilot program uses variable 24 hour pricing to incentivize customers to use less power during times of peak demand.

**Flex Rewards:** This program encourages and financially incentivizes voluntary reduction in energy use during peak demand.

**Flex Smart:** This program financially rewards customers for allowing PSE to make remote minor adjustments to thermostats during periods of high peak load and demand.

**Flex EV:** This program incentivizes EV charging during off-peak hours.

Partner with PSE to promote and support programs designed to decrease load on the grid during times of peak use.



Grid Modernization & Infrastructure	
PSE Investments/Initiatives	Model Comp Plan Language

**New Carbon Free Electrical Generation & Energy Storage Systems**

**Wind and Hybrid Wind (co-located wind and battery):** A variable source of power representing approximately 30% of PSE's future electric resource need by 2030.

**Solar and Hybrid Solar (co-located solar and battery):** A variable source of power representing approximately 16% of PSE's future electric resource need by 2030.

**Utility-Scale Battery Energy Storage Systems (BESS):** A technology that will allow energy to be stored for future use representing about 22% of PSE's future electric resource need by 2030. Types of energy storage technology include:

- Chemical (e.g., Lithium-Ion Iron-Air)
- Thermal (e.g., carbon, molten salt)
- Gravity (e.g., water pumping, mechanical)

Variable generation sources (wind & solar) require large scale **Battery Energy Storage Systems (BESS)** to be fully utilized since the sun goes down when demand increases and wind often fades when most needed; such as during extremely cold weather. Batteries maximize electrical production from variable generation sources, help meet periods of peak demand, and provide greater reliability for the grid.

Partner with PSE to effectively meet rapidly increasing electrical demand as the City and region work to achieve a Clean Energy Transition by adopting codes that support siting existing and new technologies.

**New and Upgraded Transmission Lines, Substations, and Distribution Lines**

New regional **transmission** lines are needed to serve new utility scale clean energy resources, such as wind and solar.

New local **transmission** lines are needed to meet increasing local demand due to growth, EV's, and electrification of the heating sector (e.g., Sammamish to Juanita line in Kirkland).

**Transmission** upgrades are needed to meet increasing local demand (e.g., Energize Eastside line in Redmond, Bellevue, Newcastle, and Renton upgraded from 115kv to 230kv) due to growth, EVs, and electrification of the heating sector.

In order to assure continued capacity and reliability, new and larger **substations** will be needed to meet growing energy needs due to growth, EVs and electrification of the heating sector.

Expedite the local permitting and approval process in order to maintain grid capacity and reliability.

Additional 12.5kv **distribution lines** will be needed to meet growing energy needs due to growth, EVs and electrification of the heating sector.

**Behind the Meter - Distributed Energy Resources (DER)**

**Customer Connected Solar:** PSE assists customers with information and resources for installing residential solar projects and how to apply for interconnection and net metering with PSE.

**Battery Walls:** PSE offers installation guidelines and a process whereby customers can report battery installations.

**Host An Energy Project:** Community partners can get paid to lease space to PSE to develop distributed solar and/or battery storage projects.

Promote and support the growth of customer owned distributed energy resources.

**Distributed Renewables:** PSE supports the development of commercial customer-owned renewable energy projects that generate between 100 kilowatts and 5 megawatts to interconnect to the PSE electrical distribution grid.

**Vegetation Management**

Many cities are pursuing aggressive urban forestry programs in order to beautify their community, reduce heat islands, and to provide carbon offsets. Such policies should be balanced with the need to protect electrical system reliability around overhead lines.

Support ongoing vegetation management in order to maintain system reliability.

**Public Funding**

Recent state and federal legislation, including the IIA and IRA, have unlocked public funding for climate and environmental benefit. PSE is aggressively pursuing all applicable funding opportunities to support lower customer bills, reduced power costs, and investments in the grid and clean energy. PSE is also supporting municipalities, tribes, and non-profits in their applications for public funding.

Pursue public-private partnership to seek funding sources to accelerate clean energy projects.

## Wildfire Preparedness

PSE Program

Model Comp Plan Language

### Wildfire Mitigation

**Situational Awareness:** PSE evaluates the condition of the electric system, as well as the environment around it, using real-time weather data, wildfire risk modeling and pre-wildfire season inspections.

**Strengthening the electric system:** PSE regularly maintains and updates the electric system to provide safe and reliable power to our customers. In areas of high wildfire risk, we identify maintenance and improvement activities that will further reduce the risk of wildfire, including **vegetation management**, equipment upgrades, and in some cases, moving power lines underground.

**Operational Procedures:** During wildfire season, PSE may change some device settings or implement operational procedures to reduce the risk of wildfire. In the future, PSE may proactively turn off power during high wildfire risk conditions to help prevent wildfires. This is called a **Public Safety Power Shutoff (PSPS)**.

**Emergency Response:** During an emergency, including an active wildfire, PSE will coordinate with local emergency officials and may implement emergency response procedures. This may include turning off power at the request of emergency officials for public and first responder safety.

Support PSE's wildfire mitigation efforts including electric system upgrades, year-round vegetation management, and fire weather operational procedures. Work closely with utilities and local fire departments to lessen the risk and impact of wildfires.

## Gas Conservation & Decarbonization

PSE Program

Model Comp Plan Language

### Gas Decarbonization

#### **Renewable Natural Gas Production**

Utilizing wastewater facility, landfill, or similar system.

Evaluate the potential for renewable, recoverable natural gas in existing systems.

## Nesse, Katherine

---

**From:** Cristina Dugoni <cristina@davisinvestors.com>  
**Sent:** Tuesday, April 9, 2024 1:58 PM  
**To:** King, Emil A.; Abigail Pearl DeWeese; Johnson, Thara; Nesse, Katherine; Kattermann, Michael  
**Cc:** Laura Bachman  
**Subject:** RE: Overlake Farm - City of Bellevue CPA/EIS - Density Analysis at Existing 35 feet w/ new density definitions

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

Hi All,

Any feedback on where the city is on the height issue for increased density and needing to cluster short of full “clear and grade”? Cristina

---

**From:** King, Emil A. <EAKing@bellevuewa.gov>  
**Sent:** Tuesday, February 27, 2024 8:12 AM  
**To:** Abigail Pearl DeWeese <abigail.deweese@hcmp.com>; Cristina Dugoni <cristina@davisinvestors.com>; Johnson, Thara <TMJohnson@bellevuewa.gov>; Nesse, Katherine <KNesse@bellevuewa.gov>; Kattermann, Michael <MKatterman@bellevuewa.gov>  
**Cc:** Laura Bachman <bachmanconsulting@gmail.com>  
**Subject:** RE: Overlake Farm - City of Bellevue CPA/EIS - Density Analysis at Existing 35 feet w/ new density definitions

Abbey,

Thanks for sending over the e-version of the Overlake Farms site study and suggested policy amendments. We and Development Services will look into the BLA timing and how it relates to the FLUM and zoning map.

And thank you for the feedback on the LUPI workplan. It will be important to keep your groups coordinated and engaged along the way.

Emil King

---

**From:** Abigail Pearl DeWeese <[abigail.deweese@hcmp.com](mailto:abigail.deweese@hcmp.com)>  
**Sent:** Monday, February 26, 2024 9:05 PM  
**To:** King, Emil A. <[EAKing@bellevuewa.gov](mailto:EAKing@bellevuewa.gov)>; Cristina Dugoni <[cristina@davisinvestors.com](mailto:cristina@davisinvestors.com)>; Johnson, Thara <[TMJohnson@bellevuewa.gov](mailto:TMJohnson@bellevuewa.gov)>; Nesse, Katherine <[KNesse@bellevuewa.gov](mailto:KNesse@bellevuewa.gov)>; Kattermann, Michael <[MKatterman@bellevuewa.gov](mailto:MKatterman@bellevuewa.gov)>  
**Cc:** Laura Bachman <[bachmanconsulting@gmail.com](mailto:bachmanconsulting@gmail.com)>  
**Subject:** RE: Overlake Farm - City of Bellevue CPA/EIS - Density Analysis at Existing 35 feet w/ new density definitions

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

Hi All,

Following up on our meeting in December, we wanted to make sure you had an electronic copy of the zoning study we shared in the meeting as we know that you're busy soliciting neighborhood comments and ushering the Comprehensive Plan policy updates forward. The draft study is attached.

As you know, the Owner's preferred zoning alternative for the northern lot is R-15, with the ability to cluster units in 65' midrise apartments within 300' of the lot boundaries on 140th and the City limits to the north, and with the ability for clustered townhomes internal to the site. This configuration would maximize protection of the existing wetlands on the southern lot (within the R-LL designation), and retain existing trees and open space. This concept is also premised on the idea that the zoning would allow transfer of density from the R-LL/R-1.8 site to the south to the R-Low/R-15 site to the north, along with an ability to maximize density in thoughtfully sited 6-story apartments and lower density townhomes, which would likewise maximize critical area protection, tree retention, and open space. We are working on further massing studies that show that such a proposal would be shielded from the street by existing trees that would provide scale to an apartment project in this location.

Although this concept will be largely dependent on the future code, we do think it'd be useful to include a Comprehensive Plan policy that could set the stage for it, something like:

"On sites larger than 10 acres with multiple residential zoning designations, allow transfer of residential density from lower to higher zoning designations, and allow a mix of midrise apartment, townhome, and single-family unit types with clustered development proposals that maximize protection of critical areas, and preserve existing trees and open spaces."

This could be a new general land use policy in the Land Use Element. I did notice the revised PUD policy in the Housing Element (HO-16) too, which I think could also accomplish what we're proposing and provide a basis for the future code.

With respect to the Bridle Trails Subarea Plan, I understand that you'll be noting policies that are superseded until the Subarea Plan can be updated. I noticed there are a number of goals and policies that appear at odds with the City's direction, state law mandates and density targets. I've flagged the following that I think could be at odds with the updated Comprehensive Plan:

- Overall Goal: Implementation of middle housing will increase the density above the "rural" character, so this goal likely warrants adjustment. Policies S-BT-39, S-BT-49, -50, -51, and -56 likely warrant similar adjustment.
- Policy S-BT-54: This policy was originally written with the idea of a senior housing proposal on the site. We think the suggested policy above would continue to allow a potential senior housing use, alongside general multifamily, which better aligns with the City's goals.
- Policy S-BT-15: The reference to the 1988 Transportation/Circulation Element is likely outdated.
- Policy S-BT-19: The reference to acquisition of equestrian/pedestrian easements through the development review process should be coordinated with takings law.
- Policy S-BT-44: This policy could be reviewed for the level of detail. The discussed standards are perhaps best addressed in the zoning code.
- Policy S-BT-47: This policy could be reviewed for consistency with future design guidelines direction and HB 1293.

Last, we'd like to submit a BLA to adjust the boundaries of the northern (1525059269) and southern (1525059247) parcels to consolidate the flag lot portion as part of the northern parcel. Ideally the Comp Plan map designation and future zoning would follow this adjustment too. Let us know if this is possible and we will submit the BLA as soon as possible to proceed.

Please don't hesitate to reach out if you'd like to discuss these thoughts further.

Emil – nice work at Council tonight. Please don't hesitate to let me know if I can do anything to help advance your workplan faster through coordination with NAIOP/Chamber/BDA etc.

All the best,

Abbey

**Abigail Pearl DeWeese**

**Hillis Clark Martin & Peterson P.S.**

999 Third Avenue | Suite 4600 | Seattle, WA 98104

d: **206.470.7651** | 206.623.1745 | f: 206.623.7789

abigail.pearl@hcmp.com | [www.hcmp.com](http://www.hcmp.com) | vCard | view my bio

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**From:** King, Emil A. <[EAKing@bellevuewa.gov](mailto:EAKing@bellevuewa.gov)>

**Sent:** Tuesday, November 28, 2023 5:42 PM

**To:** Cristina Dugoni <[cristina@davisinvestors.com](mailto:cristina@davisinvestors.com)>; Johnson, Thara <[TMJohnson@bellevuewa.gov](mailto:TMJohnson@bellevuewa.gov)>; Nesse, Katherine <[KNesse@bellevuewa.gov](mailto:KNesse@bellevuewa.gov)>; Kattermann, Michael <[MKatterman@bellevuewa.gov](mailto:MKatterman@bellevuewa.gov)>; Abigail Pearl DeWeese <[abigail.deweese@hcmp.com](mailto:abigail.deweese@hcmp.com)>

**Cc:** Laura Bachman <[bachmanconsulting@gmail.com](mailto:bachmanconsulting@gmail.com)>

**Subject:** RE: Overlake Farm - City of Bellevue CPA/EIS - Density Analysis at Existing 35 feet w/ new density definitions

**[EXTERNAL]**

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Cristina,

Thanks for the check-in. Staff can be available on Thursday, 12/7 at 9:00 a.m. or Monday, 12/11 at 8:00 a.m.

Please let us know if either of those work.

Emil King

---

**From:** Cristina Dugoni <[cristina@davisinvestors.com](mailto:cristina@davisinvestors.com)>

**Sent:** Tuesday, November 21, 2023 2:19 PM

**To:** Johnson, Thara <[TMJohnson@bellevuewa.gov](mailto:TMJohnson@bellevuewa.gov)>; King, Emil A. <[EAKing@bellevuewa.gov](mailto:EAKing@bellevuewa.gov)>; Nesse, Katherine <[KNesse@bellevuewa.gov](mailto:KNesse@bellevuewa.gov)>; Kattermann, Michael <[MKatterman@bellevuewa.gov](mailto:MKatterman@bellevuewa.gov)>; Abigail Pearl DeWeese <[abigail.deweese@hcmp.com](mailto:abigail.deweese@hcmp.com)>

**Cc:** Laura Bachman <[bachmanconsulting@gmail.com](mailto:bachmanconsulting@gmail.com)>

**Subject:** RE: Overlake Farm - City of Bellevue CPA/EIS - Density Analysis at Existing 35 feet w/ new density definitions

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

Hi Michael, Emil, Katherine and Thara,

It has been longer than we anticipated, but we did a density analysis showing what the lot coverage would be at maximum height of 35 feet under R7.5-R15. Not a pretty picture. It would basically cause us to have to clearcut and grade out all topo.

We think we have a compelling case as to why adding additional height in the NE corner of Overlake Farm can result in a better overall density concentration. We would like to present our findings to you.

Is there a good time to meet in the next few weeks? We are probably more flexible than you guys so let me know what works best for you.

Happy Thanksgiving,

Cristina

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**From:** Cristina Dugoni

**Sent:** Tuesday, August 15, 2023 8:19 PM

**To:** Johnson, Thara <[TMJohnson@bellevuewa.gov](mailto:TMJohnson@bellevuewa.gov)>; King, Emil A. <[EAKing@bellevuewa.gov](mailto:EAKing@bellevuewa.gov)>; Nesse, Katherine <[KNesse@bellevuewa.gov](mailto:KNesse@bellevuewa.gov)>; Kattermann, Michael <[MKatterman@bellevuewa.gov](mailto:MKatterman@bellevuewa.gov)>

**Cc:** Laura Bachman <[bachmanconsulting@gmail.com](mailto:bachmanconsulting@gmail.com)>; [lrobinson@bellevuewa.gov](mailto:lrobinson@bellevuewa.gov); Nieuwenhuis, Jared <[JNieuwenhuis@bellevuewa.gov](mailto:JNieuwenhuis@bellevuewa.gov)>; [j.robertson@bellevuewa.gov](mailto:j.robertson@bellevuewa.gov); [jbarksdale@bellevuewa.gov](mailto:jbarksdale@bellevuewa.gov); [clee@bellevuewa.gov](mailto:clee@bellevuewa.gov); [jstokes@bellevuewa.gov](mailto:jstokes@bellevuewa.gov); [jzahn@bellevuewa.gov](mailto:jzahn@bellevuewa.gov); Cristina Dugoni <[cristina@davisinvestors.com](mailto:cristina@davisinvestors.com)>

**Subject:** Overlake Farm - City of Bellevue CPA/EIS

**Importance:** High

Dear City of Bellevue Planning Staff,

First and foremost, thank you Emil, Kate and Thara for meeting with us last week. Again, we want to tell you all that we are very pleased that our northerly 20-acre parcel was picked up for R-Low in the Preferred Alternative for the 2044 Comprehensive Plan Update EIS. The only reason we had asked for R-Med at the last hearing was due to the limited height allowance under R-low, NOT because we wanted anymore density.

Per discussions at our meeting last week, we are further refining some schematics that will show the land mass needed at the various density counts at the existing height threshold and with added height allowances which will allow for a smaller build footprint which will in turn preserve trees and topography.

In addition, in that Councilmember Zahn asked why additional commentary was being made on behalf of Overlake Farm after the Planning Commission's review of the Preferred Alternative map, we wanted to provide a clarifying response. Please see attached letter.

Thank you so much for your help and we look forward to continuing to work with the City.

Sincerely,

Cristina

Cc: Mayor Lynne Robinson and Councilmembers

**Cristina Dugoni JD**  
**Davis Investors and Management, LLC CEO**  
6619 132<sup>nd</sup> Ave NE #270  
Kirkland, WA 98033  
[cristina@davisinvestors.com](mailto:cristina@davisinvestors.com)  
206-459-2664

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## Nesse, Katherine

---

**From:** McConachie, Justin <Justin.McConachie@pse.com>  
**Sent:** Friday, April 12, 2024 1:44 PM  
**To:** Johnson, Thara  
**Cc:** King, Emil A.; Nesse, Katherine; Larson, Matt; Tousley, Amy  
**Subject:** Bellevue Comprehensive Plan Update -- PSE Comments -- April 2024  
**Attachments:** PSE Comp Plan Language Comments April 2024.xlsx

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

Good afternoon Thara,

As a follow on to the 3/26 letter I sent outlining our comments to the City's Comprehensive Plan Draft Policies, on behalf of Puget Sound Energy (PSE), I would like to share some further thoughts and the following suggested language for your consideration as part of the periodic update to the comprehensive plan and development regulations under the Revised Code of Washington (RCW), specifically Chapters 36.70A and 43.21C.

The attached spreadsheet contains suggested language as it relates to customer programs and our shared climate goals. In the attached, you will find seven tabs grouped by category.

At PSE, we recognize that climate change is one of the biggest existential threats facing our planet today. As one of the largest producers of renewable energy in the Pacific Northwest, PSE has been an early leader in addressing climate change and investing billions in renewable resources and energy efficiency for homes and businesses. Now, PSE is on the path to meet the current and future needs of its customers and to deliver on the requirements to decarbonize operations and serve its customers and communities equitably. This transition is unprecedented in terms of the magnitude of the change and the accelerated time frame in which it must be achieved. By working together, we can successfully drive towards our shared clean energy goals.

PSE looks forward to providing input as the comprehensive plan items are discussed in more detail. Together, we can reduce emissions and keep energy safe, reliable, and affordable.

Thank you,

**Justin McConachie**

Municipal Liaison Manager | Municipal Relations  
1140 N 94th St, Seattle, WA 98103 | Mailstop: NSO-01  
Cell: 206.518.1452 | Office: 206.517.3432



## Energy Equity

### PSE Program

### Model Comp Plan Language

#### Assistance Programs

**PSE's Bill Discount Rate (BDR):** Our BDR program provides income qualified customers with ongoing help on their monthly energy bill. Depending on household income and size, customers can save 5% to 45% a month on your bill.

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**The Salvation Army Warm Home Fund:** Administered by the SA and funded by voluntary contributions from PSE customers, employees, and investors. The Warm Home Fund provides short-term, emergency bill payment assistance to PSE customers facing financial difficulties.

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**Low-Income Eligible Community Solar:** This no cost program enables bill savings of up to \$40 per month for income eligible customers.

## Electric Vehicles

PSE Program

Model Comp Plan Language

### PSE Up & Go EV Charging Programs

**PSE Up & Go Electric for Public:** PSE helps organizations easily and affordably install public charging for all EV drivers.

**PSE Up & Go Electric for Fleet:** PSE empowers businesses, municipalities and more with electrifying their fleets.

**PSE Up & Go Electric for Multifamily:** PSE brings pole charging to multifamily properties to attract new residents and keep existing ones.

**PSE Up & Go Electric for Workplace:** PSE brings charging to workplaces so employees can electrify their commutes.

**PSE Home Charging:** PSE provides rebates and incentives for the installation of home EV charging stations.

Support EV charging infrastructure throughout the community in order to support the decarbonization of our transportation sector.

## Energy Efficiency & Green Options

PSE Program

Model Comp Plan Language

### Energy Efficiency

**Home Energy Assessment:** PSE offers a quick and convenient 3-step process to help customers understand and control their home's energy usage.

**Energy Efficiency Rebates:**

- Appliance program
- Electric hybrid heat pump water heaters
- Smart thermostats program
- Weatherization program
- Windows, water heat and space heat programs
- Home weatherization assistance
- Insulation

Partner with PSE to promote energy efficiency programs and initiatives.

Expedite permitting processes related to energy efficiency upgrades.

**Other PSE Energy Rebates:**

- EV chargers
- New construction

**Clean Buildings Accelerator:** PSE assists customers with complying with Washington's Clean Buildings Law (HB 1257, 2019).

### Green Options

**Green Power:** PSE customers can voluntarily contribute to PSE investments in renewable energy projects in the Pacific Northwest.

**Solar Choice:** PSE customers can voluntarily purchase solar energy from independent sources through PSE.

**Carbon Balance:** PSE customers can voluntarily purchase carbon offsets from local forestry projects through PSE.

**Community Solar:** PSE customers can voluntarily contribute to solar projects of their choice installed on such facilities as local school and community centers.

Partner with PSE to promote local investments and customer enrollment in clean energy projects and programs in order to achieve clean energy goals.

**Renewable Natural Gas:** PSE customers can voluntarily purchase blocks of RNG to lower than carbon usage and support the development of locally produced RNG.

**Green Direct:** This program is offered to local municipalities and corporations seeking to reduce their carbon footprint by investing in large scale renewable energy projects. This program is currently full.

## Demand Response - Energy Management

PSE Program

Model Comp Plan Language

### Peak Load Shifting

**Time of Use (TOU) Program:** PSE's current pilot program uses variable 24 hour pricing to incentivize customers to use less power during times of peak demand.

**Flex Rewards:** This program encourages and financially incentivizes voluntary reduction in energy use during peak demand.

**Flex Smart:** This program financially rewards customers for allowing PSE to make remote minor adjustments to thermostats during periods of high peak load and demand.

**Flex EV:** This program incentivizes EV charging during off-peak hours.

Partner with PSE to promote and support programs designed to decrease load on the grid during times of peak use.

Grid Modernization & Infrastructure	
PSE Investments/Initiatives	Model Comp Plan Language

**New Carbon Free Electrical Generation & Energy Storage Systems**

**Wind and Hybrid Wind (co-located wind and battery):** A variable source of power representing approximately 30% of PSE's future electric resource need by 2030.

**Solar and Hybrid Solar (co-located solar and battery):** A variable source of power representing approximately 16% of PSE's future electric resource need by 2030.

**Utility-Scale Battery Energy Storage Systems (BESS):** A technology that will allow energy to be stored for future use representing about 22% of PSE's future electric resource need by 2030. Types of energy storage technology include:

- Chemical (e.g., Lithium-Ion Iron-Air)
- Thermal (e.g., carbon, molten salt)
- Gravity (e.g., water pumping, mechanical)

Variable generation sources (wind & solar) require large scale **Battery Energy Storage Systems (BESS)** to be fully utilized since the sun goes down when demand increases and wind often fades when most needed; such as during extremely cold weather. Batteries maximize electrical production from variable generation sources, help meet periods of peak demand, and provide greater reliability for the grid.

Partner with PSE to effectively meet rapidly increasing electrical demand as the City and region work to achieve a Clean Energy Transition by adopting codes that support siting existing and new technologies.

**New and Upgraded Transmission Lines, Substations, and Distribution Lines**

New regional **transmission** lines are needed to serve new utility scale clean energy resources, such as wind and solar.

New local **transmission** lines are needed to meet increasing local demand due to growth, EV's, and electrification of the heating sector (e.g., Sammamish to Juanita line in Kirkland).

**Transmission** upgrades are needed to meet increasing local demand (e.g., Energize Eastside line in Redmond, Bellevue, Newcastle, and Renton upgraded from 115kv to 230kv) due to growth, EVs, and electrification of the heating sector.

In order to assure continued capacity and reliability, new and larger **substations** will be needed to meet growing energy needs due to growth, EVs and electrification of the heating sector.

Additional 12.5kv **distribution lines** will be needed to meet growing energy needs due to growth, EVs and electrification of the heating sector.

Expedite the local permitting and approval process in order to maintain grid capacity and reliability.

**Behind the Meter - Distributed Energy Resources (DER)**

**Customer Connected Solar:** PSE assists customers with information and resources for installing residential solar projects and how to apply for interconnection and net metering with PSE.

**Battery Walls:** PSE offers installation guidelines and a process whereby customers can report battery installations.

**Host An Energy Project:** Community partners can get paid to lease space to PSE to develop distributed solar and/or battery storage projects.

**Distributed Renewables:** PSE supports the development of commercial customer-owned renewable energy projects that generate between 100 kilowatts and 5 megawatts to interconnect to the PSE electrical distribution grid.

Promote and support the growth of customer owned distributed energy resources.

**Vegetation Management**

Many cities are pursuing aggressive urban forestry programs in order to beautify their community, reduce heat islands, and to provide carbon offsets. Such policies should be balanced with the need to protect electrical system reliability around overhead lines.

Support ongoing vegetation management in order to maintain system reliability.

**Public Funding**

Recent state and federal legislation, including the IIA and IRA, have unlocked public funding for climate and environmental benefit. PSE is aggressively pursuing all applicable funding opportunities to support lower customer bills, reduced power costs, and investments in the grid and clean energy. PSE is also supporting municipalities, tribes, and non-profits in their applications for public funding.

Pursue public-private partnership to seek funding sources to accelerate clean energy projects.

## Wildfire Preparedness

PSE Program

Model Comp Plan Language

### Wildfire Mitigation

**Situational Awareness:** PSE evaluates the condition of the electric system, as well as the environment around it, using real-time weather data, wildfire risk modeling and pre-wildfire season inspections.

**Strengthening the electric system:** PSE regularly maintains and updates the electric system to provide safe and reliable power to our customers. In areas of high wildfire risk, we identify maintenance and improvement activities that will further reduce the risk of wildfire, including **vegetation management**, equipment upgrades, and in some cases, moving power lines underground.

**Operational Procedures:** During wildfire season, PSE may change some device settings or implement operational procedures to reduce the risk of wildfire. In the future, PSE may proactively turn off power during high wildfire risk conditions to help prevent wildfires. This is called a **Public Safety Power Shutoff (PSPS)**.

**Emergency Response:** During an emergency, including an active wildfire, PSE will coordinate with local emergency officials and may implement emergency response procedures. This may include turning off power at the request of emergency officials for public and first responder safety.

Support PSE's wildfire mitigation efforts including electric system upgrades, year-round vegetation management, and fire weather operational procedures. Work closely with utilities and local fire departments to lessen the risk and impact of wildfires.



## Gas Conservation & Decarbonization

PSE Program

Model Comp Plan Language

### Gas Decarbonization

#### **Renewable Natural Gas Production**

Utilizing wastewater facility, landfill, or similar system.

Evaluate the potential for renewable, recoverable natural gas in existing systems.

## Nesse, Katherine

---

**From:** McFarland, Matthew  
**Sent:** Tuesday, April 16, 2024 10:03 AM  
**To:** Johnson, Thara; Brady Nordstrom; Pittman, Reilly  
**Cc:** Nesse, Katherine  
**Subject:** RE: Question about FEIS Housing Capacity

I believe that Reilly, not I, provided the City's earlier responses to Mr. Nordstrom's questions. Reilly is the City's Environmental Coordinator, or SEPA Responsible Official, so he is the best person for SEPA-based questions. The most recent question seems to be focused on the City's compliance with the GMA (as amended by HB 1220), rather than the adequacy of the City's environmental review under SEPA, so Thara, Kate, and Community Development would be the subject matter experts for those types of questions.

Thanks,

**Matt McFarland**  
Assistant City Attorney  
City of Bellevue  
450 110<sup>th</sup> Avenue NE  
P.O. Box 90012  
Bellevue, WA. 98009  
Phone: 425-452-5284  
mmcfarland@bellevuewa.gov  
*Pronouns: he/him/his*

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**From:** Johnson, Thara <TMJohnson@bellevuewa.gov>  
**Sent:** Monday, April 15, 2024 2:24 PM  
**To:** Brady Nordstrom <brady@futurewise.org>; Pittman, Reilly <RPittman@bellevuewa.gov>  
**Cc:** Nesse, Katherine <KNesse@bellevuewa.gov>; McFarland, Matthew <MMcfarland@bellevuewa.gov>  
**Subject:** RE: Question about FEIS Housing Capacity

Good Afternoon Brady,

Staff worked very closely with Commerce on following the methodology under the guidance that Commerce provided. Appendix R details the assumptions and rationale for the analysis you referenced below. Page 5 details the findings on the capacity relating to housing need under HB 1220 and am including the summary table below. Also, Matt McFarland provided a prior response on our methodology relating to our approach in the EIS with capacity versus growth targets.

Table 3. Need and Capacity Comparison

Income Level (%AMI) and Special Housing Needs	Projected Housing Need	Zone Categories Serving These Needs
0 to ≤30% PSH	6,270	Low-rise and Mid-rise
0 to ≤30% non-PSH	11,925	
>30 to ≤50%	8,780	
>50 to ≤80%	2,671	
>80 to ≤100%	703	Moderate

If a meeting to discuss your specific questions is helpful, Kate and I would be happy to meet with you.

Best Regards,

Thara Johnson



**Thara Johnson**

Comprehensive Planning Manager, City of Bellevue  
[tmjohnson@bellevuewa.gov](mailto:tmjohnson@bellevuewa.gov) | 425-452-4087 | [BellevueWA.gov](http://BellevueWA.gov)

**From:** Brady Nordstrom <[brady@futurewise.org](mailto:brady@futurewise.org)>  
**Sent:** Friday, April 12, 2024 12:57 PM  
**To:** Pittman, Reilly <[RPittman@bellevuewa.gov](mailto:RPittman@bellevuewa.gov)>  
**Cc:** Johnson, Thara <[TMJohnson@bellevuewa.gov](mailto:TMJohnson@bellevuewa.gov)>; Nesse, Katherine <[KNesse@bellevuewa.gov](mailto:KNesse@bellevuewa.gov)>  
**Subject:** RE: Question about FEIS Housing Capacity

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My sincere apologies for the delay in my response. I had an additional chat about this internally to get aligned on how best to respond.

I understand and appreciate all the information you share below. I understand the growth targets, capacity, and underlying need are different and have different uses in planning. I also understand that none of these can be completely accurate in predicting how much housing growth we'll see in the planning timeframe.

Specifically, Futurewise is concerned with the methodology because of state requirement related to HB 1220. We need to understand what the reasonable capacity for the different housing types that are capable of producing residential units at the different AMI levels in the GMA; we need to make sure that you are following Commerce’s guidance on how to conduct those calculations.

The closest thing I see to that analysis is the chart below from the FEIS in the housing capacity analysis at the end of the document. **Can you provide information about how these numbers were calculated and how those calculations were different for the numbers used elsewhere in the FEIS?**

Table 2. Growth Capacity by Zone Category

Zone Category	Growth Capacity				
	Alt 0	Alt 1	Alt 2	Alt 3	Preferred Alt
Low Density	7,409	6,148	766	(6,924)	(17,730)
Moderate Density	3,758	2,439	437	13,440	49,769
Low-Rise*	1,862	911	15,908	15,994	6,401
Mid-Rise**	12,834	18,450	21,916	16,844	33,605
High-Rise	16,266	20,481	22,304	35,311	21,660
<b>Total Housing</b>	<b>42,128</b>	<b>48,428</b>	<b>61,330</b>	<b>74,665</b>	<b>93,705</b>
<b>Affordable Housing Capacity (low + mid-rise)</b>	<b>14,696</b>	<b>19,361</b>	<b>37,824</b>	<b>32,837</b>	<b>40,007</b>

\*Includes C-1 properties.  
 \*\*Includes 80% of Highrise-1 capacity

Thanks,  
 Brady Nordstrom  
 253.886.2099

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**From:** Pittman, Reilly <[RPittman@bellevuewa.gov](mailto:RPittman@bellevuewa.gov)>  
**Sent:** Tuesday, March 26, 2024 3:21 PM  
**To:** Brady Nordstrom <[brady@futurewise.org](mailto:brady@futurewise.org)>  
**Cc:** Johnson, Thara <[TMJohnson@bellevuewa.gov](mailto:TMJohnson@bellevuewa.gov)>; Nesse, Katherine <[KNesse@bellevuewa.gov](mailto:KNesse@bellevuewa.gov)>  
**Subject:** RE: Question about FEIS Housing Capacity

Hi Brady,

Thank you for your follow-up email and for your patience. I’ve included Thara Johnson and Kate Nesse from the City’s Community Development Department on this response because they may be better informed to answer any additional questions you may have about the City’s Comprehensive Plan Periodic Update process and the next steps. Please remember that the City’s Environmental Planning Division in Development Services and the Environmental Coordinator review the EIS for compliance with SEPA, but Community Development is the City applicant and Department that is processing and providing recommendations to the Planning Commission and, eventually, to the City Council with respect to the Periodic Update and the anticipated growth in the City over the next 20-years.

With respect to your follow-up question regarding the methodology that Bellevue used in the EIS to evaluate potential environmental impacts, please note that the EIS explains the difference between growth targets (which are based on actual growth projections prepared by the state) and development capacity (which is based on

assumptions about how much land is redevelopable). The City methodology for development capacity is different than the state methodology to project growth, and this difference is explained on pages 2-9 and 4-4 of the DEIS and at p. N-14 of the FEIS. The EIS specifically explains that housing and job capacity used in the EIS are higher than the capacity that was reported in the 2021 Urban Growth Capacity (UGC) Report because: (1) the City's calculation of capacity does not include a market factor to reduce total capacity; (2) the City added capacity and issued permits at a higher density than what was assumed in the UGC Report; (3) some properties that were not considered redevelopable in the UGC Report have since redeveloped; and (4) the City threshold for classifying a property as "redevelopable" (and the City's assumed FAR for redevelopable properties) is more generous than what was used in the UGC Report in order to fully analyze and disclose the potential environmental impacts associated with "full build-out."

As stated in my prior email, we recognize that this "full build-out" methodology is a conservative approach that looks at growth, redevelopable properties, and associated environmental impacts that may not occur during the 20-year planning horizon. However, the EIS is a disclosure document, and by utilizing this conservative approach, the City ensures that the EIS fully disclosed all potential environmental impacts associated with the growth alternatives identified in the EIS. We also recognize that other cities may use a less conservative approach, may use a different methodology to measure growth, and may not analyze and disclose environmental impacts associated with "full build-out." However, the City's goal in undertaking this environmental review and preparing this EIS was to comply with SEPA while also providing the environmental analysis to the City decisionmakers.

As the City's consideration of and legislative process for the Comprehensive Plan Periodic Update moves forward, please remember that the City will be planning for and focused on the growth targets—a minimum of 70,000 new jobs and 35,000 new housing units. The City may not actually produce job and housing numbers at this level over the next 20-years, but those targets are more likely to be achieved than the "full build-out" development capacity analyzed in the EIS. I apologize if the conservative "full build-out" methodology employed by the City to analyze environmental impacts has been confusing, but, again, the City's goal with this environmental review was to fully disclose all the potential environmental impacts associated with the growth alternatives and development capacity identified in the EIS.

I hope this is helpful, but please feel free to reach out to Thara and Kate if you have any questions about the City's CPPU planning process going forward.



**Reilly Pittman**

Environmental Planning Manager  
Development Services Department

425-452-4350

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

Pronouns: He/Him

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**From:** Brady Nordstrom <[brady@futurewise.org](mailto:brady@futurewise.org)>

**Sent:** Friday, March 15, 2024 2:00 PM

**To:** Pittman, Reilly <[RPittman@bellevuewa.gov](mailto:RPittman@bellevuewa.gov)>

**Subject:** RE: Question about FEIS Housing Capacity

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Reilly,

I thought I'd follow back up on this. I've continued to get questions from external folks about how the city set the capacity numbers. **Is it possible for you to share the full methodology that the city used to set capacity in the different zones of the city?** The FEIS mentions some of the methodology, but isn't always clear.

Overall, Futurewise is hoping that the City is being clear/transparent about what the capacity numbers actually mean and how they were arrived at. From my understanding from BDA and Chamber meetings, there was some initial confusion from the FEIS, but that staff has been doing a good job explaining that the capacity is the max buildout scenario, which is unlikely to be achieved in the 20-year planning horizon. The explanation cooled the heat a little bit in those meetings. However, beyond these smaller stakeholder groups, we're hoping that the City is also making the capacity clear to the broader public. It can be confusing to people that cities are approaching their growth capacity calculations differently, and many people take the numbers at face value and assume that the city will be at full capacity in 20-years.

Thanks for the consideration and your help.

-Brady  
253-886-2099

---

**From:** Pittman, Reilly <[RPittman@bellevuewa.gov](mailto:RPittman@bellevuewa.gov)>  
**Sent:** Tuesday, March 5, 2024 1:54 PM  
**To:** Brady Nordstrom <[brady@futurewise.org](mailto:brady@futurewise.org)>  
**Subject:** RE: Question about FEIS Housing Capacity

Hi Brady,

Thanks for your patience in waiting for my reply to your email regarding your questions on the housing numbers in the FEIS.

The main difference between the 14,600 units in low-density residential zones in Alternative 3 as opposed to the 72,000 units in the Preferred Alternative is due to City modeling in the Preferred Alternative that incorporated the changes to the GMA mandated by HB 1110 and HB 1336. Also, the build out scenario modeled for all the Alternatives studied in the Chapters of the EIS, including Alternative 3 and the Preferred Alternative, took a very conservative approach when assessing re-developable properties and did not apply a market factor. The reason for this conservative approach was to ensure that the EIS disclosed potential environmental impacts associated with the "full build-out" under each Alternative, even if that "full build-out" is unlikely to occur during the 20-year planning horizon.

HB 1110 and HB 1337 had not been adopted by the state at the time the City published the DEIS. The above-noted approach—i.e., analyzing the environmental impacts associated with the "full build-out" pursuant to HB 1110 and HB 1337 without applying a market factor—created the discrepancy between the 14,600 units in Alternative 3 vs. the 72,000 units in the Preferred Alternative that you noted in your email. Applying a market factor in the low-density residential zones would have reduced the 72,000 units identified in the Preferred Alternative significantly, but it also would not have produced analysis of potential environmental impacts based on the "full build-out" in the low-density Land Use Districts within the City pursuant to HB 1110 and HB 1336.

Appendix K to the FEIS takes a less conservative approach and provides a "build out" estimate in Bellevue during the 20-year horizon based on regional land use forecasts from PSRC and King County. The Appendix K land use forecasts (and the Appendix R forecast, to a lesser extent) anticipate considerably less new development than the "full build out" scenario for the Preferred Alternative modeled and documented in Chapter 11 of the FEIS.

Appendix K, which includes a 2044 land use forecast of approximately 33,000 new housing units and 70,000 new

jobs distributed across the City, should align more closely to the 2021 King County Urban Growth Capacity Report you mention.

As the City's Comprehensive Plan Periodic Update process continues, the City will refine its forecasts for housing production in the low-density residential Land Use Districts, but the FEIS disclosed and analyzed the potential environmental impacts associated with the "full build out" of these Land Use Districts under HB 1110 and HB 1337 in order to ensure compliance with SEPA.

Please let me know if you have any follow up questions.



**Reilly Pittman**

Environmental Planning Manager  
Development Services Department  
425-452-4350  
[rpittman@bellevuewa.gov](mailto:rpittman@bellevuewa.gov)  
Pronouns: He/Him

---

**From:** Brady Nordstrom <[brady@futurewise.org](mailto:brady@futurewise.org)>  
**Sent:** Wednesday, February 28, 2024 4:11 PM  
**To:** Pittman, Reilly <[RPittman@bellevuewa.gov](mailto:RPittman@bellevuewa.gov)>  
**Subject:** RE: Question about FEIS Housing Capacity

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I appreciate the information and look forward to hearing back from you when you get the chance. Sorry that you're feeling sick! Get well soon.

-Brady

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**From:** Pittman, Reilly <[RPittman@bellevuewa.gov](mailto:RPittman@bellevuewa.gov)>  
**Sent:** Wednesday, February 28, 2024 3:35 PM  
**To:** Brady Nordstrom <[brady@futurewise.org](mailto:brady@futurewise.org)>  
**Subject:** RE: Question about FEIS Housing Capacity

Hi Brady,

I'm back in the office but am sick and may be out. I've been reviewing your email and anticipate responding next week.



**Reilly Pittman**

Environmental Planning Manager  
Development Services Department  
425-452-4350  
[rpittman@bellevuewa.gov](mailto:rpittman@bellevuewa.gov)  
Pronouns: He/Him

---

**From:** Brady Nordstrom <[brady@futurewise.org](mailto:brady@futurewise.org)>  
**Sent:** Tuesday, February 27, 2024 2:47 PM  
**To:** Pittman, Reilly <[RPittman@bellevuewa.gov](mailto:RPittman@bellevuewa.gov)>  
**Subject:** RE: Question about FEIS Housing Capacity

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Reilly,

I saw that you were out of the office last week. I thought I'd ping this chain again and see if there might be a chance to touch base on my question(s) below.

Thanks,  
Brady Nordstrom

---

**From:** Brady Nordstrom  
**Sent:** Wednesday, February 21, 2024 11:17 AM  
**To:** Pittman, Reilly <[rpittman@bellevuewa.gov](mailto:rpittman@bellevuewa.gov)>  
**Subject:** RE: Question about FEIS Housing Capacity

Reilly,

I thought I'd follow up on this and see if you had any thoughts. I'm happy to find some time to meet. I can also reach out to other staff that might have worked on this (Thara, Emil, Nick, etc.) if capacity is an issue.

I appreciate your consideration and hope to get some clarity without taking much of your time.

Best,  
Brady Nordstrom  
253-886-2099

---

**From:** Brady Nordstrom  
**Sent:** Friday, February 16, 2024 2:59 PM  
**To:** Pittman, Reilly <[rpittman@bellevuewa.gov](mailto:rpittman@bellevuewa.gov)>  
**Subject:** Question about FEIS Housing Capacity

Dear Reilly,

Good afternoon. My name is Brady Nordstrom and I work at Futurewise. My work focuses on Bellevue and other Eastside cities.

As I was reviewing the Bellevue Comp Plan FEIS, some questions came up around the capacity #'s for residential. I wasn't able to find the precise answers I was looking for, so I wanted to flag some of the higher level questions and see if it might be possible to set up a conversation in the coming week or two to discuss more. Let me know if there's another more appropriate staff member to reach out to.



In particular, I'm curious about the increase in low density residential zones that went from 14,600 in Alternative 3 to 72, 200 in the preferred alternative. I understand that HB 1110 and HB 1336 were not taken into account in Alternative 3, but are included in the preferred alternative. This explains the general increase. However, there are still questions about the size of the increase.

- **What is the basis of the capacity increase in low-density residential zones? (beyond HB 1110 and HB 1337 – where did the numbers come from?)**
- **How did the city discount residential lots (i.e. lots that aren't likely to develop in the next 20 year planning time horizon)?** I see in the FEIS that a 50% discount was applied for local market forces. I also see some additional capacity was due to land freed up by reduced parking requirements in HB 1110 that could otherwise be used for housing. What else was used to discount capacity (ex: lots that are encumbered by easements preventing multifamily dwellings, etc.)?

In short, the 72,000 number still seems high based on the development patterns we've seen in other cities that have legalized middle housing. For example, middle housing development in a place like Kirkland that legalized it a number of years ago has been quite modest.

- I've been referring to the "[2021 King County Urban Growth Capacity Report](#)"

Please don't feel the need to respond to these questions over email if a meeting is possible. In general, I'm just trying to get some clarity since Futurewise has been getting some questions about the capacity jump from Alternative 3 to the preferred Alternative. It would be really great to understand how staff is viewing these capacity numbers.

Thanks,  
Brady Nordstrom  
253.886.2099

Eastside Program Coordinator  
Futurewise  
Cell: 253.886.2099  
816 Second Avenue, Suite 200 , Seattle, WA 98104-1530  
[futurewise.org](http://futurewise.org)

## Nesse, Katherine

---

**From:** Ann Brashear <abrashear@comcast.net>  
**Sent:** Thursday, April 18, 2024 7:17 PM  
**To:** Council; PlanningCommission  
**Cc:** Robinson, Lynne; Malakoutian, Mo; Lee, Conrad; Stokes, John; Zahn, Janice; Nieuwenhuis, Jared; Hamilton, Dave; Bhargava, Vishal; Goepppele, Craighton; Cuellar-Calad, Luisa; Khanloo, Negin; Ferris,Carolynn; Lu, Jonny; King, Emil A.; Johnson, Thara; Nesse, Katherine; Carlson, Diane (she/her); Gerla, Kathy  
**Subject:** Public Comment - Newport Hills Shopping Center  
**Attachments:** Brashear public comment April 2024.pdf

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Dear Councilmembers and Planning Commissioners,

I am attaching a public comment on the Newport Hills Shopping Center. I have also copied Planning Director Emil King and his staff, the City Manager and the City Attorney. I appreciate all of your careful attention, as this matter is very important to me and to the future of our Newport Hills neighborhood. Wisely (not excessively) redeveloped, the Newport Hills Shopping Center can again become the anchor of a “15-minute” neighborhood, one of the few outlying Bellevue neighborhoods that is walkable and has plenty of things worth walking to.

Respectfully submitted,

Ann R. Brashear

Bellevue, Washington

April 18, 2024

Re: Newport Hills Shopping Center

Dear Members of the Bellevue City Council and Planning Commissioners:

My name is Ann Brashear. I am a 35+ year resident of Newport Hills. I am committed to this community and hope to spend the rest of my life here.

As you are certainly aware, the Newport Hills Shopping Center is located in the center of the 2600-household Newport Hills neighborhood in South Bellevue, and was originally developed in the early 1960s as a major part of the commercial core of that planned community.

I have been disturbed to see in the recent past several Lake Heights and Newport Hills residents offering public comments to you concerning the Newport Hills Shopping Center.

Firstly, these comments all repeat the false narrative that a “small but vocal” (and, impliedly, unreasonable) group of Newport Hills residents are the only opposition to upzoning and redevelopment of the shopping center parcel. I am aware of two prior attempts to upzone and redevelop the shopping center parcel, in 2016 and 2018. Both were brought forward by housing developers who wanted to build something like 130 luxury townhouses and/or stacked flats on the 5.6-acre parcel, displacing most of the retail space and destroying the public square function of the current shopping center. Any residential project of that size and nature would also have vastly overburdened the neighborhood’s transportation infrastructure (a single feeder road sandwiched by a nature preserve and housing on both sides).

Those proposals were opposed, not by a “small but vocal” group but by significant numbers of Newport Hills residents offering many good reasons for their opposition, as shown by the many public comments submitted to both the Planning Commission and the Council, and by the opposition petitions signed by more than 1,000 residents.

I doubt there is anyone in Newport Hills who would not like to see the shopping center redeveloped – *as a shopping center* with potentially a housing component *as already allowed under the existing Neighborhood Business zoning*. The parcel in question is in no way surplus land, and it should absolutely not be viewed as an appropriate site for infill housing.

Secondly, the assertion that the “failure” of previous redevelopment attempts proves that an upzone is needed is false. The previous attempts did not “fail” in any economic sense but were defeated because the proponents could not show “significantly changed

conditions” that would have justified moving the applications forward in the CPA and rezoning process.

As a nearby neighbor I have observed that the exterior of the Newport Hills Shopping Center property is very poorly maintained, and I understand that some of the tenant spaces don't always have working HVAC and the like. So the owner is clearly letting the property deteriorate. And I have observed that the owner's consultant, Heartland, has appeared repeatedly before the Commission and the Council asserting that the only buyers for the property are (housing) developers that will require a significant upzone. This assertion is contrary to information publicly presented at Council – I know that just before the pandemic there was a senior-living developer willing to buy and redevelop the shopping center property under its current NB zoning.

I do not know the owner of the Newport Hills Shopping Center property so I cannot speak to their thought process. However, I think that the idea that the property could someday be upzoned and greatly increase in resale value may be tempting them to sit on the property, continue to let it deteriorate, and refuse to engage with buyers who would pay less but buy with the current zoning, in hopes that someday soon the city will see no alternative to allowing a big upzone and therefore a huge increase on the owner's return on investment. (It would not surprise me if city staff have encouraged the owner to hold onto this hope.)

I urge you, Planning Commissioners, to continue to refuse to proceed with inappropriate zoning changes for this property.

And I urge you, Councilmembers, to direct the city's planning and economic development staff to *stop* dangling the carrot of a potential massive upzone for this property in front of the owner and its consultant, and instead to work with them to locate and come to terms with a new owner who will redevelop the Newport Hills Shopping Center *as a shopping center* with the sort of appropriately-sized housing component that is already permitted by the existing NB zoning.

Thank you as always for your work on behalf of our community.

Yours sincerely,

Ann R. Brashear

## Nesse, Katherine

---

**From:** Heidi Dean <technogeekswife@yahoo.com>  
**Sent:** Friday, April 19, 2024 1:18 PM  
**To:** Robinson, Lynne; Malakoutian, Mo; Lee, Conrad; Stokes, John; Zahn, Janice; Nieuwenhuis, Jared; Hamilton, Dave; PlanningCommission  
**Cc:** King, Emil A.; Johnson, Thara; Nesse, Katherine; Carlson, Diane (she/her); Gerla, Kathy; Nhccboard  
**Subject:** Neighborhood character: Good for me (Old Bellevue) but not for thee (everywhere else)?

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Dear Council, Planning Commission, and others:

If I'd seen the Council Priorities prior to Tuesday's meeting I would have signed up to give comment on this topic. I still think it's important to point out as it pertains to things in our Comp Plan update.

Please note that priority #7 is Old Bellevue Character



# 2024-26 Co

- Customer service
- Brand identity
- Arts programs
- Affordable hous
- Use of city prop
- Accessory Dwel
- Old Bellevue Ch
- Eastrail comple
- Diversity Advan
- Community eng
- Human Services
- Homelessness

Old Bellevue is essentially a subdivision of the Downtown neighborhood area, one of CoB's 16 Neighborhood Areas. When I moved to Bellevue 25 years ago Downtown was primarily focused on office and commercial/retail, it was not a "neighborhood". Its only "character" was the retro charm of a few blocks within the Old Bellevue area that has since shrunk to just 3 blocks of Old Main.

The graphic above from Tuesday's Council meeting was not the first time I heard preservation of Old Bellevue's "character" mentioned as a priority. I heard Mayor Lynne Robinson, who lives in the Old Bellevue section of Downtown, emphasize its importance to staff during a council meeting within the past two months (I don't have the date handy).

There's nothing wrong with wanting to preserve the character of one's neighborhood. Where I'm having an issue is that "neighborhood character" is a term being removed from **all other neighborhoods** in the CoB's 2044 Comprehensive Plan update, now in its final phase. In fact, I've sat in Planning Commission meetings and listened to commissioners express concern that "neighborhood" has become a dirty word in this update and that \*neighborhoods\* are effectively being erased. Notably, it was Chair Vishal Bhargava and Vice Chair Craighton Goepple who were most vocal on those points.

In the Comp Plan policy updates "neighborhood" has been swapped out for the vague word "community", the reason given: it's more equitable. What many engaged residents have witnessed during the Comp Plan update process is that in using the term "community" it's allowed people and groups from outside of Bellevue to give input on our city's growth & development strategy, which will result in consequences with which \*they\* won't have to live. While Bellevue's Comp Plan is a piece of our county/regional growth strategy, it is still an individual piece and this is still supposed to be a plan for Bellevue. Bellevue's neighborhoods and its residents shouldn't be erased in trying to make it fit with the larger county plan.

If the Bellevue Downtown Association and Mayor Robinson can lobby for preservation of Old Bellevue's "character" how unfair is it for the Comprehensive Plan staff to erase mention of "neighborhood character" from Bellevue's 15 other neighborhood areas? How is that "equitable", a term that has permeated this Comp Plan update but seems to be applied **inequitably** throughout the proposed updates?

Full disclosure: I'm BCCing this email to neighborhood associations across the city, as well as to over 60 of my friends in other neighborhoods + Newport Hills. I hope that if they have something to add they will send an email to the Planning Commission, city councilmembers, and staff members, whose email addresses are included in the "to" and "CC" sections.

Unfortunately, most people in Bellevue haven't been paying attention to the Comprehensive Plan update, but they should be- big changes are proposed and they aren't necessarily good for Bellevue's neighborhoods. I encourage all who receive this to review the final draft of proposed changes when it's released in early May and submit



comments to the Planning Commission as they'll be doing a final review on May 8th & 22nd. I also encourage you to submit comments ahead of and/or to attend the public hearings on June 20th & 26th to provide comments. This is a [LINK](#) to the Comprehensive Plan page on the City of Bellevue's website if you'd like to learn more.

AND FOR NEWPORT HILLS FOLKS: ^ ^ ^ This is important as we will begin updating our Neighborhood Area Plan (Newport subarea plan) almost immediately, likely late August/early September. "Neighborhood character" is important to many of us. Don't stay silent.

Thank you,

Heidi Dean  
25 yr Bellevue resident, 23 yrs in Newport Hills  
Neighborhood leader since 2012  
Eyes on City Hall

## Nesse, Katherine

---

**From:** King, Emil A.  
**Sent:** Monday, May 6, 2024 6:11 PM  
**To:** Anne Coughlin  
**Cc:** Nesse, Katherine; Johnson, Thara  
**Subject:** RE: Hello Emil, How many units in P/SF-H

Ms. Coughlin,

The number of units per acre on sites redeveloped under C-1 depends on the surrounding uses. It could be as high as 30 units per acre if all are affordable housing on the faith-based site.

The Bellevue Technology Center is located in the Northeast Bellevue neighborhood area. You can find the boundaries for the Neighborhood Areas on [Bellevue Map Viewer](#). The staff recommendation for the update to the future land use map in the Comprehensive Plan is Lowrise Mixed Use which relates to the zones Neighborhood Business and Community Business. The future zoning for NB and CB may change to allow greater mix of uses, including residential. The concomitant agreement still exists for this property.

Thank you,  
Emil King

---

**From:** Anne Coughlin <doctorannecoughlin@gmail.com>  
**Sent:** Sunday, May 5, 2024 6:29 PM  
**To:** King, Emil A. <EAKing@bellevuewa.gov>  
**Subject:** Hello Emil, How many units in P/SF-H

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On Religious property?

Also is the BTC campus considered to be in Bel Red or Crossroads sub-area plan? How many units and what type of housing will be there?

## Nesse, Katherine

---

**From:** Betsi Hummer <betsihummer@yahoo.com>  
**Sent:** Monday, May 6, 2024 7:35 PM  
**To:** Nesse, Katherine; Brod, Brooke; Johnson, Thara; King, Emil A.  
**Subject:** Comp plan meeting

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I appreciate the generous question and answer portion of the me.  
Betsi Hummer 425.591.4784 betsihummer@yahoo.com

[Sent from Yahoo Mail on Android](#)

## Nesse, Katherine

---

**From:** Johnson, Thara  
**Sent:** Tuesday, May 7, 2024 1:19 PM  
**To:** Nesse, Katherine  
**Subject:** FW: Mixed Use Medium (MU-M)

---

**From:** Johnson, Thara  
**Sent:** Monday, May 6, 2024 11:09 AM  
**To:** Pat Mutzel/USA <Pat.Mutzel@cushwake.com>  
**Cc:** Menard, Mathieu <MMenard@bellevuewa.gov>  
**Subject:** RE: Mixed Use Medium (MU-M)

I would say to caveat that with “these were the assumptions that the City used in their EIS.” Things could change with the overall land use designations through the remaining PC/Council process which we anticipate will happen in the Fall with Council action.

---

**From:** Pat Mutzel/USA <[Pat.Mutzel@cushwake.com](mailto:Pat.Mutzel@cushwake.com)>  
**Sent:** Monday, May 6, 2024 11:03 AM  
**To:** Johnson, Thara <[TMJohnson@bellevuewa.gov](mailto:TMJohnson@bellevuewa.gov)>  
**Cc:** Menard, Mathieu <[MMenard@bellevuewa.gov](mailto:MMenard@bellevuewa.gov)>  
**Subject:** RE: Mixed Use Medium (MU-M)

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Ok, so very safe numbers to use at the moment when talking with a client is that the FAR may increase from 1.0 to 2.5 and general uses within the zone don't really change, MF is ok but limited to 40% of the total developable scope with retail/commercial uses on the ground floor?

**Pat Mutzel**  
Senior Director  
Capital Markets

**Cushman & Wakefield**  
Direct: +1 206 521 9225  
Mobile: +1 425 466 8567  
[pat.mutzel@cushwake.com](mailto:pat.mutzel@cushwake.com)



11235 SE 6<sup>th</sup> Street, Suite 200  
Bellevue, WA 98004 | USA  
[cushmanwakefield.com](http://cushmanwakefield.com)

---

**From:** Johnson, Thara <[TMJohnson@bellevuewa.gov](mailto:TMJohnson@bellevuewa.gov)>  
**Sent:** Monday, May 6, 2024 10:56 AM  
**To:** Pat Mutzel/USA <[Pat.Mutzel@cushwake.com](mailto:Pat.Mutzel@cushwake.com)>  
**Cc:** Menard, Mathieu <[MMenard@bellevuewa.gov](mailto:MMenard@bellevuewa.gov)>  
**Subject:** RE: Mixed Use Medium (MU-M)

**External**

We were envisioning a 40-60 split with residential to non residential. Again the specifics would occur with the zoning changes, including height limits. My best guess would be 2025 at the earliest, we don't have an exact workplan defined for implementation of the Comprehensive plan yet, since there are a number of land use code changes mandated under state law that would get a higher priority with staff resources.

---

**From:** Pat Mutzel/USA <[Pat.Mutzel@cushwake.com](mailto:Pat.Mutzel@cushwake.com)>  
**Sent:** Monday, May 6, 2024 10:50 AM  
**To:** Johnson, Thara <[TMJohnson@bellevuewa.gov](mailto:TMJohnson@bellevuewa.gov)>  
**Cc:** Menard, Mathieu <[MMenard@bellevuewa.gov](mailto:MMenard@bellevuewa.gov)>  
**Subject:** Mixed Use Medium (MU-M)

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Hi Thara-

Would there still be a heavy retail emphasis? Is there a new height threshold and or any idea of when this would implemented?

**Pat Mutzel**  
Senior Director  
Capital Markets

**Cushman & Wakefield**  
Direct: +1 206 521 9225  
Mobile: +1 425 466 8567  
[pat.mutzel@cushwake.com](mailto:pat.mutzel@cushwake.com)



11235 SE 6<sup>th</sup> Street, Suite 200  
Bellevue, WA 98004 | USA  
[cushmanwakefield.com](http://cushmanwakefield.com)

---

**From:** Johnson, Thara <[TMJohnson@bellevuewa.gov](mailto:TMJohnson@bellevuewa.gov)>  
**Sent:** Monday, May 6, 2024 10:45 AM  
**To:** Pat Mutzel/USA <[Pat.Mutzel@cushwake.com](mailto:Pat.Mutzel@cushwake.com)>; King, Emil A. <[EAKing@bellevuewa.gov](mailto:EAKing@bellevuewa.gov)>

Cc: Shull, Janet <[JShull@bellevuewa.gov](mailto:JShull@bellevuewa.gov)>; Menard, Mathieu <[MMenard@bellevuewa.gov](mailto:MMenard@bellevuewa.gov)>

Subject: RE: Letter from John Darvish and myself

External

Hello Pat,

Thank you for your question. The Mixed Use Medium (MU-M) designation covers a number of existing zones including NMU. The densities that we analyzed in the Environmental Impact Statement (EIS) varied from 1.0 to 3.2 FAR; however for the existing NMU zoned areas we used a 2.5 FAR as the threshold. The exact parameters for height and FAR will be determined once the Comprehensive Plan has been adopted and we start the process of amending the land use code to implement the Comprehensive Plan which could occur in phases.

The City is also looking at land use code amendments to address FAR increases in our mixed use areas and Mathieu Menard (copied on this email) can assist you with more information on that body of work.

If there is anything additional that I can provide, please do not hesitate to get in touch.

Best Regards,



**Thara Johnson**

Comprehensive Planning Manager, City of Bellevue  
[tmjohnson@bellevuewa.gov](mailto:tmjohnson@bellevuewa.gov) | [425-452-4087](tel:425-452-4087) | [BellevueWA.gov](http://BellevueWA.gov)

---

**From:** Pat Mutzel/USA <[Pat.Mutzel@cushwake.com](mailto:Pat.Mutzel@cushwake.com)>

**Sent:** Monday, May 6, 2024 10:06 AM

**To:** King, Emil A. <[EAKing@bellevuewa.gov](mailto:EAKing@bellevuewa.gov)>

**Cc:** Shull, Janet <[JShull@bellevuewa.gov](mailto:JShull@bellevuewa.gov)>; Johnson, Thara <[TMJohnson@bellevuewa.gov](mailto:TMJohnson@bellevuewa.gov)>

**Subject:** RE: Letter from John Darvish and myself

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Awesome, thanks Emil

**Pat Mutzel**

Senior Director  
Capital Markets

**Cushman & Wakefield**

Direct: +1 206 521 9225

Mobile: +1 425 466 8567

[pat.mutzel@cushwake.com](mailto:pat.mutzel@cushwake.com)



11235 SE 6<sup>th</sup> Street, Suite 200  
Bellevue, WA 98004 | USA  
[cushmanwakefield.com](http://cushmanwakefield.com)

---

**From:** King, Emil A. <[EAKing@bellevuewa.gov](mailto:EAKing@bellevuewa.gov)>  
**Sent:** Monday, May 6, 2024 10:00 AM  
**To:** Pat Mutzel/USA <[Pat.Mutzel@cushwake.com](mailto:Pat.Mutzel@cushwake.com)>  
**Cc:** Shull, Janet <[JShull@bellevuewa.gov](mailto:JShull@bellevuewa.gov)>; Johnson, Thara <[TMJohnson@bellevuewa.gov](mailto:TMJohnson@bellevuewa.gov)>  
**Subject:** RE: Letter from John Darvish and myself

**External**

Hi Pat,

Janet is not working in that area of the City. I'm forwarding this to the Comprehensive Planning Manager, Thara Johnson. We'll direct you to applicable info.

Thank you,  
Emil King

---

**From:** Pat Mutzel/USA <[Pat.Mutzel@cushwake.com](mailto:Pat.Mutzel@cushwake.com)>  
**Sent:** Monday, May 6, 2024 9:53 AM  
**To:** King, Emil A. <[EAKing@bellevuewa.gov](mailto:EAKing@bellevuewa.gov)>  
**Cc:** Shull, Janet <[JShull@bellevuewa.gov](mailto:JShull@bellevuewa.gov)>  
**Subject:** RE: Letter from John Darvish and myself

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Morning Emil and Janet-

I was wondering if either of you are working the Eastgate area as it relates to the NMU zoned parcels on the south side of I-90. I am trying to see what the major difference might be with the new proposed NU-M zone for a client that owns the Trailer Park Inns and RV parcel. I am finding limited data on the internet.

Thanks,

**Pat Mutzel**  
Senior Director  
Capital Markets

**Cushman & Wakefield**  
Direct: +1 206 521 9225  
Mobile: +1 425 466 8567  
[pat.mutzel@cushwake.com](mailto:pat.mutzel@cushwake.com)



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Bellevue, WA 98004 | USA  
[cushmanwakefield.com](http://cushmanwakefield.com)

---

**From:** King, Emil A. <[EAKing@bellevuewa.gov](mailto:EAKing@bellevuewa.gov)>  
**Sent:** Monday, February 5, 2024 10:10 AM  
**To:** Pat Mutzel/USA <[Pat.Mutzel@cushwake.com](mailto:Pat.Mutzel@cushwake.com)>  
**Cc:** Shull, Janet <[JShull@bellevuewa.gov](mailto:JShull@bellevuewa.gov)>  
**Subject:** Re: Letter from John Darvish and myself

**External**

Janet-

Can you please provide an update on our process looking forward.

Thanks,  
Emil King

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---

**From:** Pat Mutzel/USA <[Pat.Mutzel@cushwake.com](mailto:Pat.Mutzel@cushwake.com)>  
**Sent:** Monday, February 5, 2024 9:57 AM  
**To:** King, Emil A. <[EAKing@bellevuewa.gov](mailto:EAKing@bellevuewa.gov)>  
**Subject:** RE: Letter from John Darvish and myself

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Morning Emil-

Anything new with the preferred alternative? Is this link still the latest update for public viewing?

<https://bellevue.legistar.com/View.ashx?M=F&ID=12168988&GUID=331C43AE-717F-4B52-B6DC-F13966856ED1>

**Pat Mutzel**  
Senior Director  
Capital Markets

**Cushman & Wakefield**  
Direct: +1 206 521 9225  
Mobile: +1 425 466 8567  
[pat.mutzel@cushwake.com](mailto:pat.mutzel@cushwake.com)





11235 SE 6<sup>th</sup> Street, Suite 200  
Bellevue, WA 98004 | USA  
[cushmanwakefield.com](http://cushmanwakefield.com)

---

**From:** King, Emil A. <[EAKing@bellevuewa.gov](mailto:EAKing@bellevuewa.gov)>  
**Sent:** Thursday, October 26, 2023 10:11 AM  
**To:** Pat Mutzel/USA <[Pat.Mutzel@cushwake.com](mailto:Pat.Mutzel@cushwake.com)>  
**Subject:** RE: Letter from John Darvish and myself

**External**

We'll be going to the Planning Commission next on Wilburton on November 29. A letter a week in advance will be able to go into the packet.

Emil King

---

**From:** Pat Mutzel/USA <[Pat.Mutzel@cushwake.com](mailto:Pat.Mutzel@cushwake.com)>  
**Sent:** Thursday, October 26, 2023 10:05 AM  
**To:** King, Emil A. <[EAKing@bellevuewa.gov](mailto:EAKing@bellevuewa.gov)>  
**Subject:** Letter from John Darvish and myself

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Emil-

When do you recommend we get you our letter about some zoning thoughts? Couldn't remember when you meet with the planning commission again next. Thx.

**Pat Mutzel**  
Senior Director  
Capital Markets

**Cushman & Wakefield**  
Direct: +1 206 521 9225  
Mobile: +1 425 466 8567  
[pat.mutzel@cushwake.com](mailto:pat.mutzel@cushwake.com)



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## Nesse, Katherine

---

**From:** Johnson, Thara  
**Sent:** Tuesday, May 7, 2024 1:19 PM  
**To:** Nesse, Katherine  
**Subject:** FW: Comprehensive Plan info

---

**From:** Johnson, Thara  
**Sent:** Monday, May 6, 2024 10:16 AM  
**To:** Srinivasa Neerudu <[srinu\\_rama@hotmail.com](mailto:srinu_rama@hotmail.com)>; Harini Bandi <[harini@live.com](mailto:harini@live.com)>  
**Cc:** Menard, Mathieu <[MMenard@bellevuewa.gov](mailto:MMenard@bellevuewa.gov)>; Nesse, Katherine <[KNesse@bellevuewa.gov](mailto:KNesse@bellevuewa.gov)>  
**Subject:** RE: Comprehensive Plan info

At present, the Comprehensive plan land use map has not been formally adopted by City Council which allows for the R-LL designation. The process is still moving forward through review with the Planning Commission and we anticipate it will get adopted in the Fall.

The R-LL designation covers zoning that is currently designated as R-1 and R1.8. The zoning to implement both the Comprehensive Plan as well as new legislation under middle housing will occur at a later phase. The middle housing changes to the Land Use code will occur by the state mandated deadline of June 2025.

If you are moving forward currently, then current zoning and regulations apply and it sounds like you have been talking with Land Use. I am also copying Mathieu Menard from our Code and Policy division who's team is working on the land use code changes.

Please let us know if you need anything additional.

Best Regards,

Thara Johnson



### Thara Johnson

Comprehensive Planning Manager, City of Bellevue  
[tmjohnson@bellevuewa.gov](mailto:tmjohnson@bellevuewa.gov) | 425-452-4087 | [BellevueWA.gov](http://BellevueWA.gov)

---

**From:** Srinivasa Neerudu <[srinu\\_rama@hotmail.com](mailto:srinu_rama@hotmail.com)>  
**Sent:** Monday, May 6, 2024 10:07 AM  
**To:** Johnson, Thara <[TMJohnson@bellevuewa.gov](mailto:TMJohnson@bellevuewa.gov)>; Harini Bandi <[harini@live.com](mailto:harini@live.com)>  
**Subject:** Re: Comprehensive Plan info

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Hi Tara

Could you please help with the below questions?

Thanks  
Srinivasa

---

**From:** Srinivasa Neerudu <[srinu\\_rama@hotmail.com](mailto:srinu_rama@hotmail.com)>

**Date:** Tuesday, February 13, 2024 at 3:13 PM

**To:** [tmjohnson@bellevuewa.gov](mailto:tmjohnson@bellevuewa.gov) <[tmjohnson@bellevuewa.gov](mailto:tmjohnson@bellevuewa.gov)>, Harini Bandi <[harini@live.com](mailto:harini@live.com)>

**Subject:** Comprehensive Plan info

Hi Tara

I got your contact from land use and was directed to speak with you.

Specifically, my home address is 16025 NE 6<sup>th</sup> St, Bellevue, WA that I already submitted plans for single home development. However, my lot is classified as R-1.8 and I am wondering the impact of this on these lots. I already know that this comes under R-LL classification under the comprehensive plan and I went through a bunch of documents. I understand that the plan is not final and it is possible that none of this happens. So my questions below are with the current plan that is in writing as of this week. My eventual goal is to make sure that we use the lot for maximum value.

With that caveat following are my questions:

1. What does R-LL lot allow to build? The current docs don't clearly say anything specific.
2. There is a community covenant to not subdivide the lots for my property. But the comprehensive seems to allow a way to build detached homes in single lot? Is that correct?
  - a. Specifically, we are building our current home in the front part of the lot and leaving space on the side for a potential build in the future. FYI, lot is ~1 acre in Crossroads area.
3. When is the comprehensive plan going to be effective and when will the plans under the new law approved?

I can also call you if you have time. My phone number is 425 445 4200 in case you want to call me.

Thanks  
Srinivasa

## Nesse, Katherine

---

**From:** King, Emil A.  
**Sent:** Tuesday, May 7, 2024 9:22 AM  
**To:** Mike Raskin; Johnson, Thara  
**Cc:** Amanda Keating (akeating@weberthompson.com)  
**Subject:** RE: Proposed Land Use for 805 156th Ave NE - NW corner of NE 8th and 156th

Mike:

Staff are happy to meet with you. We can accommodate a 30-minute meeting at either 9:00 a.m. or 11:30 a.m. tomorrow, May 8. At City Hall or virtual is fine by us.

Please let us know your preference.

Thanks,  
Emil King

---

**From:** Mike Raskin <Mike@mjrdevelopment.com>  
**Sent:** Tuesday, May 7, 2024 7:57 AM  
**To:** King, Emil A. <EAKing@bellevuewa.gov>; Johnson, Thara <TMJohnson@bellevuewa.gov>  
**Cc:** Amanda Keating (akeating@weberthompson.com) <akeating@weberthompson.com>; Mike Raskin <Mike@mjrdevelopment.com>  
**Subject:** RE: Proposed Land Use for 805 156th Ave NE - NW corner of NE 8th and 156th

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Hi Emil

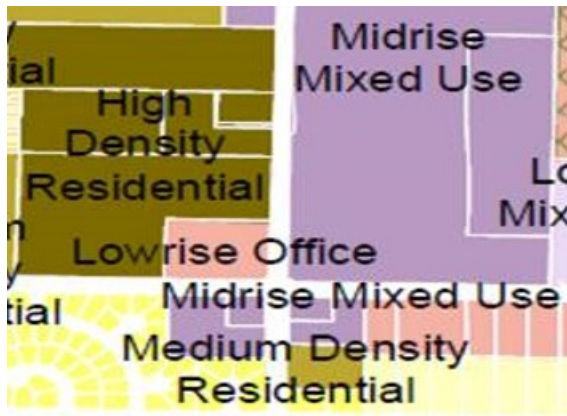
Thanks very much for the note. Yes I would love to chat with Staff. I would be free anytime today (Tuesday) or tomorrow (Wednesday) that might work. If there is a May 8<sup>th</sup> deadline for submission I will certainly need to send something in ASAP and would love some advice.

Let me give you a little more color on this one. The office building at this property is quite old. It was originally built by Puget Power. I grew up in the Robinwood area as a kid and remember it from that far back. I was actually a box boy at the Albertsons as a teenager in the 70's and remember it from then. At some point in the not too distant future it will probably need to be torn down or a total gut renovation. At that time given the uses next door and all around it makes much more sense to go to an apartment use. When the apartment building was constructed next door we actually negotiated some easements to better allow access to a parking garage that could go under an apartment building on my site. Amanda at WT has done a number of concepts for me showing mixed use that would be allowed if the property was given the same designation as the other three corners on the block. See picture just below. Given the need for housing in Bellevue I would think that a Midrise Mixed Use Building here makes more sense in the long run than a single story office building.

Please let me know a time that might work for a call and thanks very much for your help

Mike Raskin

MJR Development



---

**From:** King, Emil A. <[EAKing@bellevuewa.gov](mailto:EAKing@bellevuewa.gov)>  
**Sent:** Monday, May 6, 2024 5:58 PM  
**To:** Mike Raskin <[Mike@mjrdevelopment.com](mailto:Mike@mjrdevelopment.com)>; Johnson, Thara <[TMJohnson@bellevuewa.gov](mailto:TMJohnson@bellevuewa.gov)>  
**Cc:** Amanda Keating ([akeating@weberthompson.com](mailto:akeating@weberthompson.com)) <[akeating@weberthompson.com](mailto:akeating@weberthompson.com)>; Mike McClure <[MikeM@mjrdevelopment.com](mailto:MikeM@mjrdevelopment.com)>  
**Subject:** RE: Proposed Land Use for 805 156th Ave NE - NW corner of NE 8th and 156th

Mr. Raskin,

Thank you for following up. Staff is recommending that property be designated Lowrise Office Mixed Use in the update to the Comprehensive Plan. You can see the staff recommended map and the Future Land Use Designation – Zoning Crosswalk on the [Comprehensive Plan web page](#). If you think the parcel should have a designation similar to the other three corners at this intersection (Midrise Mixed Use), I would encourage you to submit your comments either in written form or orally to the Planning Commission. The Planning Commission will be discussing the Future Land Use map at their next meeting on May 8 (this coming Wednesday) and will likely hold a public hearing in late June.

If you'd like to speak with staff, please suggest some times.

Thank you,  
Emil King

---

**From:** Mike Raskin <[Mike@mjrdevelopment.com](mailto:Mike@mjrdevelopment.com)>  
**Sent:** Sunday, May 5, 2024 10:46 PM  
**To:** Johnson, Thara <[TMJohnson@bellevuewa.gov](mailto:TMJohnson@bellevuewa.gov)>; King, Emil A. <[EAKing@bellevuewa.gov](mailto:EAKing@bellevuewa.gov)>  
**Cc:** Amanda Keating ([akeating@weberthompson.com](mailto:akeating@weberthompson.com)) <[akeating@weberthompson.com](mailto:akeating@weberthompson.com)>; Mike McClure <[MikeM@mjrdevelopment.com](mailto:MikeM@mjrdevelopment.com)>  
**Subject:** RE: Proposed Land Use for 805 156th Ave NE - NW corner of NE 8th and 156th

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Hi Thera and Emil

I wrote to you last month regarding my property at NE 8<sup>th</sup> and 156<sup>th</sup> in Crossroads at the suggestion of Amand Keating. It is currently an office building on the NW corner but I see that the zoning for the other three corners are being changes to allow midrise mixed use. I think this would be a good zoning change for my site as well and have worked with Amanda at Webber Thompson on plans.

Would it be possible to get on a call to discuss including my property in the change to Midrise mixed use.

Thanks

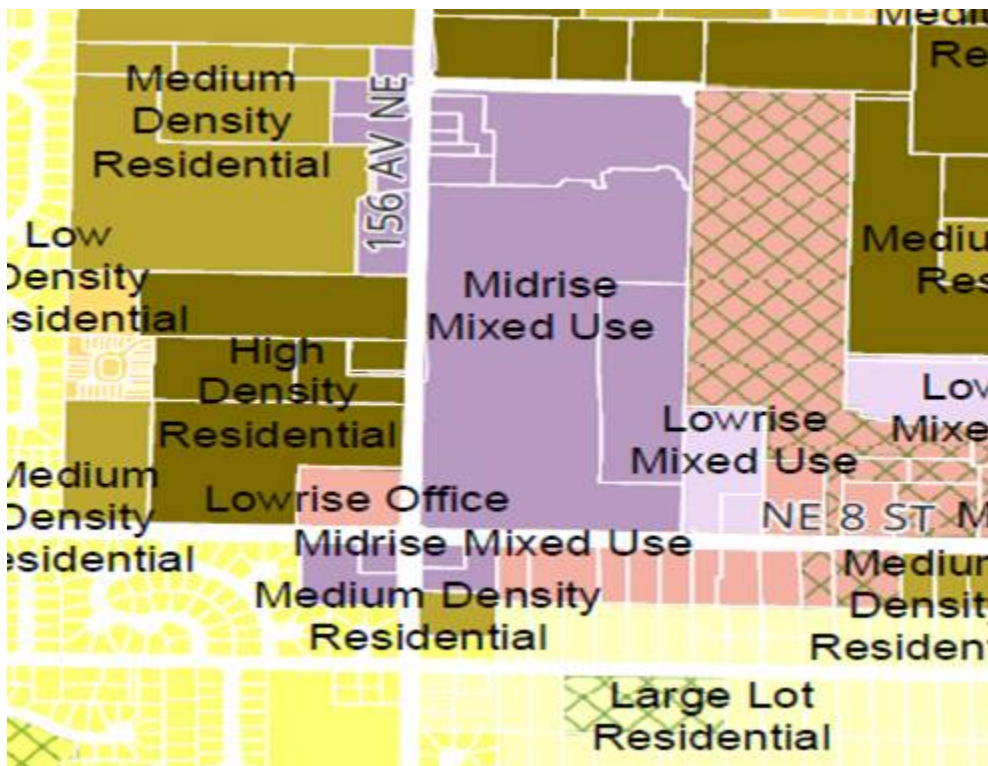
Mike Raskin

---

**From:** Mike Raskin <[Mike@mjrdevelopment.com](mailto:Mike@mjrdevelopment.com)>  
**Sent:** Sunday, March 3, 2024 10:33 PM  
**To:** [Tmjohanson@bellevuewa.gov](mailto:Tmjohanson@bellevuewa.gov); [eaking@bellevuewa.gov](mailto:eaking@bellevuewa.gov)  
**Cc:** Amanda Keating ([akeating@weberthompson.com](mailto:akeating@weberthompson.com)) <[akeating@weberthompson.com](mailto:akeating@weberthompson.com)>; Mike Raskin <[Mike@mjrdevelopment.com](mailto:Mike@mjrdevelopment.com)>  
**Subject:** Proposed Land Use for 805 156th Ave NE - NW corner of NE 8th and 156th

Hi Thera and Emil

Amanda Keating at Weber Thompson suggested I reach out to you regarding the proposed land use designation for my Crossroads property. It is located at 805 156<sup>th</sup> Ave NE at the NW corner of NE 8<sup>th</sup> and 156<sup>th</sup> Ave NE. The map below shows the proposed land uses as does the overall attached map. It is currently being proposed for low rise office. I am a developer and Amanda has done a number of apartment and mixed use projects for me. We currently lease the property as an office building to the State of Washington but Amanda has done plans for a mid-rise mixed use building that we would want to do in the future. I see that the other three corners at the intersection are being changed to Midrise Mixed Use and was wondering if it is possible for my property to be changed to that same Midrise Mixed Use. Amanda has done some great plans and I think it would be a great site for this type of building.



Please let me know your thoughts on designating my property as Midrise Mixed uses like the other three corner properties.

Thanks

Mike Raskin

	<p><b>MIKE RASKIN</b> <a href="mailto:mike@mjrdevelopment.com">mike@mjrdevelopment.com</a> T 425.822.4466 M 206.930.4537</p>	<p><b>MJR DEVELOPMENT</b> 6725 116th Ave. NE, Suite 100 Kirkland, Washington 98033 <a href="http://www.mjrdevelopment.com">www.mjrdevelopment.com</a></p>
---	--	---



## Nesse, Katherine

---

**From:** Srinivasa Neerudu <srinu\_rama@hotmail.com>  
**Sent:** Friday, May 10, 2024 2:13 PM  
**To:** Johnson, Thara; Harini Bandi  
**Cc:** Menard, Mathieu; Nesse, Katherine  
**Subject:** Re: Comprehensive Plan info

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Thank you Thara! That's helpful. My lot is currently zoned R1.8 already. The outstanding question then is what does R-1.8 allow with respect to middle housing?

Thanks  
Srinivasa

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**From:** Johnson, Thara <TMJohnson@bellevuewa.gov>  
**Sent:** Friday, May 10, 2024 2:01:13 PM  
**To:** Srinivasa Neerudu <srinu\_rama@hotmail.com>; Harini Bandi <harini@live.com>  
**Cc:** Menard, Mathieu <MMenard@bellevuewa.gov>; Nesse, Katherine <KNesse@bellevuewa.gov>  
**Subject:** RE: Comprehensive Plan info

Please see responses below. I had addressed your questions previously as well.

---

**From:** Srinivasa Neerudu <srinu\_rama@hotmail.com>  
**Sent:** Friday, May 10, 2024 1:51 PM  
**To:** Johnson, Thara <TMJohnson@bellevuewa.gov>; Harini Bandi <harini@live.com>  
**Cc:** Menard, Mathieu <MMenard@bellevuewa.gov>; Nesse, Katherine <KNesse@bellevuewa.gov>  
**Subject:** Re: Comprehensive Plan info

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Thank you Thara! I attended both the May 6th and May 8th meetings and couldn't garner any further information unfortunately to any of my questions below.

Mathieu - are you able to help with any of the questions below?

I understand that the plans are not final and it is possible that none of this happens. So my questions below are with the current plans that are in writing as of this week for middle housing and comprehensive plan. My eventual goal is to make sure that we use the lot for maximum value.

Following are my questions:

1. What does R-LL lot allow to build? The current docs don't clearly say anything specific. **If the proposed R-LL designation were to be approved by City Council it would allow you to develop under R-1 or R-1.8 code requirements. If your property is zoned R-1, then you could go to R-1.8 with a rezone. Amendments to the code for middle housing will occur by mid 2025 at which time requirements to allow more than one unit will be in effect.**
2. There is a community covenant to not subdivide the lots for my property. But the comprehensive seems to allow a way to build detached homes in single lot? Is that correct? **The City does not enforce private covenants.**
3. Are there any examples of cities that adopted middle housing laws and have more concrete things to get an idea from (this is just to get an idea and not necessarily that Bellevue will adopt any of those). **I will defer to Mathieu to see if there are any he knows of, I believe Redmond is currently working on some.**
4. In summary I am trying to understand the implications and the specifics for my lot with both middle housing changes and comprehensive plan.

Thanks

Srinivasa

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

**Sent:** Monday, May 6, 2024 10:16:24 AM

**To:** Srinivasa Neerudu <[srinu\\_rama@hotmail.com](mailto:srinu_rama@hotmail.com)>; Harini Bandi <[harini@live.com](mailto:harini@live.com)>

**Cc:** Menard, Mathieu <[MMenard@bellevuewa.gov](mailto:MMenard@bellevuewa.gov)>; Nesse, Katherine <[KNesse@bellevuewa.gov](mailto:KNesse@bellevuewa.gov)>

**Subject:** RE: Comprehensive Plan info

At present, the Comprehensive plan land use map has not been formally adopted by City Council which allows for the R-LL designation. The process is still moving forward through review with the Planning Commission and we anticipate it will get adopted in the Fall.

The R-LL designation covers zoning that is currently designated as R-1 and R1.8. The zoning to implement both the Comprehensive Plan as well as new legislation under middle housing will occur at a later phase. The middle housing changes to the Land Use code will occur by the state mandated deadline of June 2025.

If you are moving forward currently, then current zoning and regulations apply and it sounds like you have been talking with Land Use. I am also copying Mathieu Menard from our Code and Policy division who's team is working on the land use code changes.

Please let us know if you need anything additional.

Best Regards,

Thara Johnson



## Thara Johnson

Comprehensive Planning Manager, City of Bellevue  
[tmjohnson@bellevuewa.gov](mailto:tmjohnson@bellevuewa.gov) | [425-452-4087](tel:425-452-4087) | [BellevueWA.gov](http://BellevueWA.gov)

**From:** Srinivasa Neerudu <[srinu\\_rama@hotmail.com](mailto:srinu_rama@hotmail.com)>  
**Sent:** Monday, May 6, 2024 10:07 AM  
**To:** Johnson, Thara <[TMJohnson@bellevuewa.gov](mailto:TMJohnson@bellevuewa.gov)>; Harini Bandi <[harini@live.com](mailto:harini@live.com)>  
**Subject:** Re: Comprehensive Plan info

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Hi Tara

Could you please help with the below questions?

Thanks  
Srinivasa

**From:** Srinivasa Neerudu <[srinu\\_rama@hotmail.com](mailto:srinu_rama@hotmail.com)>  
**Date:** Tuesday, February 13, 2024 at 3:13 PM  
**To:** [tmjohnson@bellevuewa.gov](mailto:tmjohnson@bellevuewa.gov) <[tmjohnson@bellevuewa.gov](mailto:tmjohnson@bellevuewa.gov)>, Harini Bandi <[harini@live.com](mailto:harini@live.com)>  
**Subject:** Comprehensive Plan info

Hi Tara

I got your contact from land use and was directed to speak with you.

Specifically, my home address is 16025 NE 6<sup>th</sup> St, Bellevue, WA that I already submitted plans for single home development. However, my lot is classified as R-1.8 and I am wondering the impact of this on these lots. I already know that this comes under R-LL classification under the comprehensive plan and I went through a bunch of documents. I understand that the plan is not final and it is possible that none of this happens. So my questions below are with the current plan that is in writing as of this week. My eventual goal is to make sure that we use the lot for maximum value.

With that caveat following are my questions:

1. What does R-LL lot allow to build? The current docs don't clearly say anything specific.
2. There is a community covenant to not subdivide the lots for my property. But the comprehensive seems to allow a way to build detached homes in single lot? Is that correct?
  - a. Specifically, we are building our current home in the front part of the lot and leaving space on the side for a potential build in the future. FYI, lot is ~1 acre in Crossroads area.
3. When is the comprehensive plan going to be effective and when will the plans under the new law approved?

I can also call you if you have time. My phone number is 425 445 4200 in case you want to call me.

Thanks  
Srinivasa



## Nesse, Katherine

---

**From:** Srinivasa Neerudu <srinu\_rama@hotmail.com>  
**Sent:** Friday, May 10, 2024 2:15 PM  
**To:** Menard, Mathieu  
**Cc:** Nesse, Katherine; Johnson, Thara; Harini Bandi; Mandt, Kirsten  
**Subject:** Re: Comprehensive Plan info

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Great! Thank you for the update Mathieu! Please ignore my other email that I just sent. The below covers the details I am looking for. I will look into Seattle and Bothell for reference.

Thanks  
Srinivasa

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**From:** Menard, Mathieu <MMenard@bellevuewa.gov>  
**Sent:** Friday, May 10, 2024 2:12:40 PM  
**To:** Srinivasa Neerudu <srinu\_rama@hotmail.com>  
**Cc:** Nesse, Katherine <KNesse@bellevuewa.gov>; Johnson, Thara <TMJohnson@bellevuewa.gov>; Harini Bandi <harini@live.com>; Mandt, Kirsten <KMandt@bellevuewa.gov>  
**Subject:** RE: Comprehensive Plan info

Hello Srinivasa,

Answers to your questions below in red. Thara and I had the same idea so apologies if there is some duplication.

Thanks,  
Mathieu

---

**From:** Srinivasa Neerudu <srinu\_rama@hotmail.com>  
**Sent:** Friday, May 10, 2024 1:51 PM  
**To:** Johnson, Thara <TMJohnson@bellevuewa.gov>; Harini Bandi <harini@live.com>  
**Cc:** Menard, Mathieu <MMenard@bellevuewa.gov>; Nesse, Katherine <KNesse@bellevuewa.gov>  
**Subject:** Re: Comprehensive Plan info

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Thank you Thara! I attended both the May 6th and May 8th meetings and couldn't garner any further information unfortunately to any of my questions below.

Mathieu - are you able to help with any of the questions below?

I understand that the plans are not final and it is possible that none of this happens. So my questions below are with the current plans that are in writing as of this week for middle housing and comprehensive plan. My eventual goal is to make sure that we use the lot for maximum value.

Following are my questions:

1. What does R-LL lot allow to build? The current docs don't clearly say anything specific. R-LL isn't an existing Land Use District in the City, as mentioned the existing districts are R-1 and R-1.8 which currently allow you to build 1 single family dwelling unit per acre and 1.8 single family dwelling units per acre (<https://bellevue.municipal.codes/LUC/20.20.010>). We also currently allow a single attached accessory dwelling unit on for each single-family home, with some restrictions.

We will be updating the code in the future to be in compliance with the State's Middle Housing Bill (HB1110) which requires that we allow at least 4 dwelling units of varying types on every lot in the city. We are early in this process so it is not settled what the final code will look like, but I have cced our planner, Kirsten, that will be working on the code. The state requires that we complete the updates by June 30, 2025 and we will probably adopt our new code close to that date.

2. There is a community covenant to not subdivide the lots for my property. But the comprehensive seems to allow a way to build detached homes in single lot? Is that correct?

HB 1110 does include "cottage housing" as a detached home middle housing type which we could choose to implement in the future but does not require that we do so. As we develop the code we will look at which housing types from the bill are included in our updates, but we have heard positive feedback on cottage housing at this point. If you'd like to see the language of HB 1110 it can be found here: <https://lawfilesexternal.wa.gov/biennium/2023-24/Pdf/Bills/House%20Passed%20Legislature/1110-S2.PL.pdf?q=20240510140015>

3. Are there any examples of cities that adopted middle housing laws and have more concrete things to get an idea from (this is just to get an idea and not necessarily that Bellevue will adopt any of those).

Spokane and Bothell have both updated their codes to include middle housing. Spokane's predated the new state law and seems to have served as a foundation for HB 1110. Seattle also allows for several of the middle housing types in specific areas and will be a good model to look at, especially around townhomes, stacked flats, and accessory dwelling units.

4. In summary I am trying to understand the implications and the specifics for my lot with both middle housing changes and comprehensive plan.

We are very early in the process of implementing HB 1110 at this point and don't have any specifics for you but will be looking to ramp up the public input and outreach later this year and into 2025. Feel free to reach out to Kirsten in a few months and I'm sure she'll be able to give you an update on progress at that point.

Thanks

Srinivasa  
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**From:** Johnson, Thara <[TMJohnson@bellevuewa.gov](mailto:TMJohnson@bellevuewa.gov)>  
**Sent:** Monday, May 6, 2024 10:16:24 AM  
**To:** Srinivasa Neerudu <[srinu\\_rama@hotmail.com](mailto:srinu_rama@hotmail.com)>; Harini Bandi <[harini@live.com](mailto:harini@live.com)>  
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If you are moving forward currently, then current zoning and regulations apply and it sounds like you have been talking with Land Use. I am also copying Mathieu Menard from our Code and Policy division who's team is working on the land use code changes.

Please let us know if you need anything additional.

Best Regards,

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## Thara Johnson

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**To:** [tmjohnson@bellevuewa.gov](mailto:tmjohnson@bellevuewa.gov) <[tmjohnson@bellevuewa.gov](mailto:tmjohnson@bellevuewa.gov)>, Harini Bandi <[harini@live.com](mailto:harini@live.com)>

**Subject:** Comprehensive Plan info

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3. When is the comprehensive plan going to be effective and when will the plans under the new law approved?

I can also call you if you have time. My phone number is 425 445 4200 in case you want to call me.

Thanks  
Srinivasa



## Nesse, Katherine

---

**From:** Johnson, Thara  
**Sent:** Monday, May 20, 2024 2:16 PM  
**To:** King, Emil A.; Bahnmilller, Hannah; Menard, Mathieu; Nesse, Katherine; Rousseau, Gwen; Deuling, Teun  
**Subject:** FW: Bellevue Comp. Plan Comment  
**Attachments:** HRAH+Exec+Intro+5.20.24.pdf

FYI

---

**From:** Miller, Tess @ Seattle <Tess.Miller@cbre.com>  
**Sent:** Monday, May 20, 2024 12:01 PM  
**To:** Johnson, Thara <TMJohnson@bellevuewa.gov>  
**Cc:** Kinzer, Craig @ Seattle <Craig.Kinzer@cbre.com>  
**Subject:** Bellevue Comp. Plan Comment

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Hi,

We are excited to see how Bellevue's Comprehensive Plan comes to fruition. With the goals of expanding the urban core and creating middle housing we would like you to consider high-rise affordable housing. In our attached document you can find the introduction to this plan, and we would be happy to discuss in more detail.

As working trends change and our city continues to grow, we need to find creative sustainable and equitable ways to modernize. Rethinking the use for high-rise buildings is a solution the city should not overlook.

Thank you,

**Tess Miller** (She/Her)  
Transactions Coordinator  
CBRE | Advisory and Transaction Services  
1420 Fifth Avenue, Suite 3800 | Seattle, WA 98101  
C +1 732 598 4827  
[tess.miller@cbre.com](mailto:tess.miller@cbre.com)

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# HRAH Executive Summary

**Upscale rental units (and condos) in the downtown core developed by the private sector, affordable at ½ of market rates *without the use of any subsidies.***

**KINZER**



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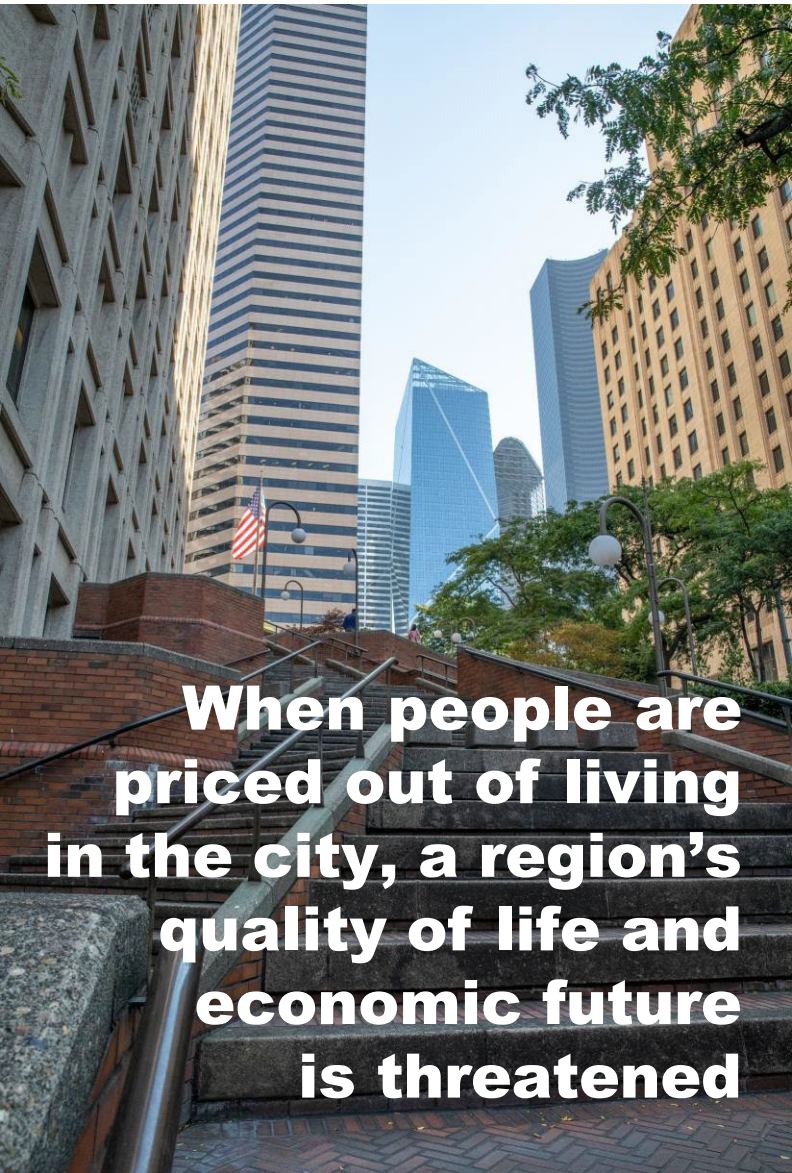
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# HRAH's Overarching Mission

Promote Social Equality  
and Economic Diversity  
in our cities.

Promote Developers,  
Big Business, and Government  
as the solution and not the problem.

# THE CHALLENGES... *Met by HRAH*

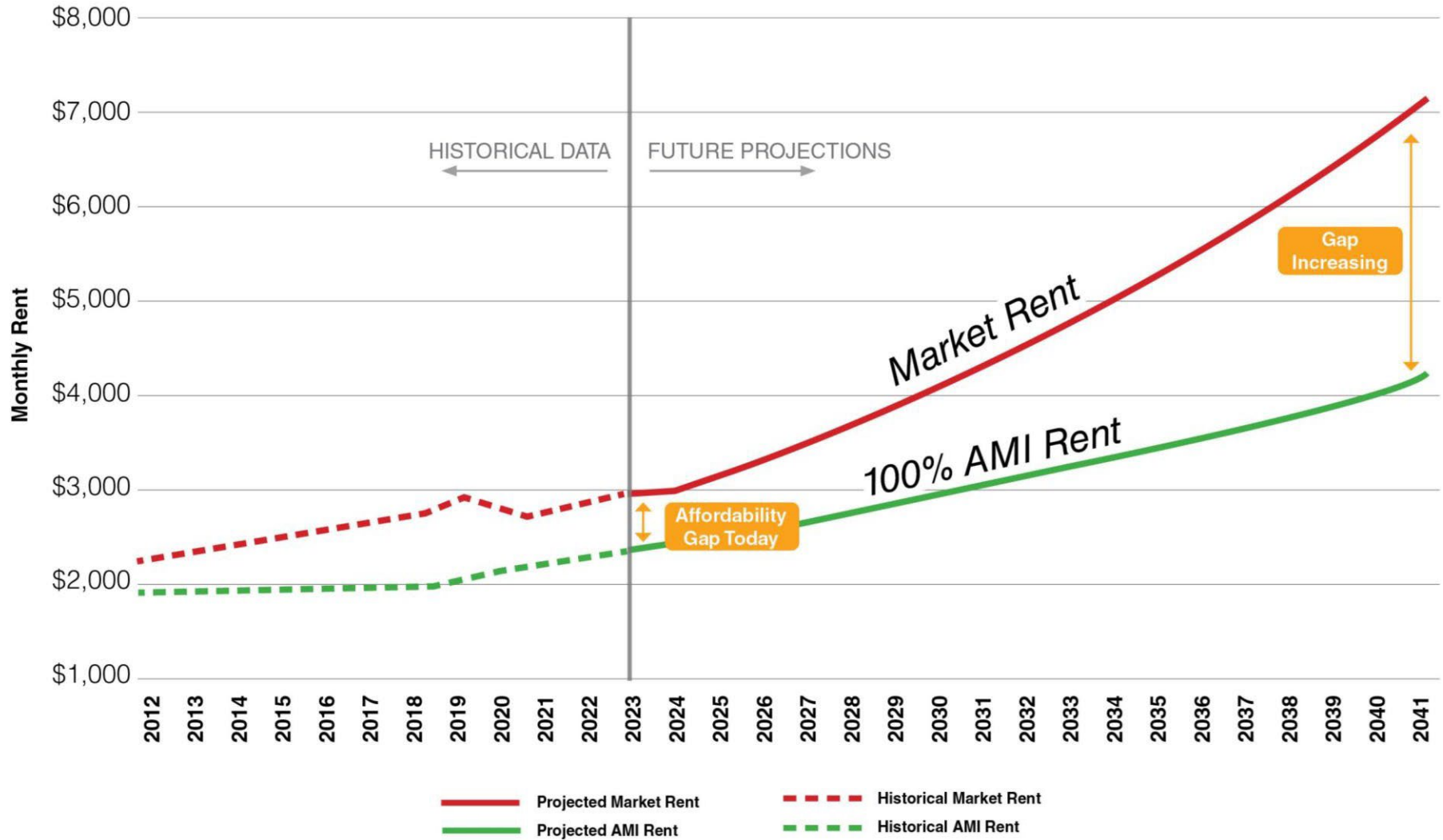


- Lack of high quality, affordable, moderate-income housing in the downtown core (for rent or ownership)
- Market Rents outpacing AMI Rent\* by an increasingly large gap (*see graph next page*)
- Never ending need for Low Income Housing and shelter/services for the homeless
- Doubts as to government's ability to solve the problem, combined with citizen's aversion to increased taxes
- Negative perception of big business/capitalism profiting at the expense of the community and social good

\* AMI = Area Median Income; "AMI Rent" = approximately 1/3 of AMI

# The Affordable Housing Gap

THE GAP BETWEEN MARKET RENT vs. AMI RENT (SEATTLE)



# Benefits of HRAH

Below is a short introduction to an urban affordable housing concept using the acronym HRAH (High-Rise Affordable Housing). The following benefits of HRAH are extraordinary as they are achieved without any subsidies from the government or private sector:



HRAH housing is located where it is most needed in the expensive urban core where more services and public transit exist



Market rate size and quality units are available at approximately ½ market rent (60 to 80% AMI rent) and/or low cost home ownership



The private sector is motivated to lead development of the housing, utilizing some government assistance (not subsidies), with all development, construction and financing at market terms



HRAH provides substantial cash flow over time to finance low-income housing and fund shelter & services for the unhoused.



All HRAH benefits stated below are not only accomplished *without subsidies*, but are also self sustaining and provided in perpetuity

# Introduction to HRAH

**HRAH creates non-subsidized, upscale, affordable housing with a new type of entity utilizing reengineered elements of real estate development.**

The concept develops a housing “arbitrage” by combining a unique ownership structure, creative financing and government cooperation that not only provides *subsidy free* housing, but also brings tenants into the urban core bringing cities back to life!



## Nesse, Katherine

---

**From:** Ann Brashear <abrashear@comcast.net>  
**Sent:** Monday, May 20, 2024 10:27 PM  
**To:** Bhargava, Vishal; Goepple, Craighton; Ferris, Carolyn; Khanloo, Negin; Cuellar-Calad, Luisa; Lu, Jonny; avillaveces@bellevuewa.gov; Malakoutian, Mo  
**Cc:** Johnson, Thara; Nesse, Katherine; King, Emil A.; Gerla, Kathy; Carlson, Diane (she/her); Council  
**Subject:** Comments on Draft Comprehensive Plan Policy Updates - Newport Hills Shopping Center  
**Attachments:** Planning Commission comments 5-20-24.pdf

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

Dear Planning Commissioners,

I am attaching a further public comment on the current Comp Plan process, in particular staff's proposal of "umbrella" zoning groupings, as well as the continued push to inappropriately upzone the Newport Hills Shopping Center.

Thank you for your attention.

Ann Brashear

Bellevue, Washington

May 20, 2024

**Re: Comments on Draft Comprehensive Plan Policy Updates  
Newport Hills Shopping Center**

Dear Planning Commissioners:

I would like to respond to (1) the written comments submitted by Heartland LLC dated May 15, 2024, concerning the Newport Hills Shopping Center and how upzoning that property might further the City's priorities, and (2) staff's proposal to group different zoning designations under "umbrellas"/categories, within which specific properties could be moved from one designation to another without going through the annual Comprehensive Plan Amendment and rezone process.

**Heartland LLC Comments**

In its May 15 comments Heartland identifies a number of the City's Comp Plan priorities that Heartland suggests could be furthered by a significant upzone of the Newport Hills Shopping Center property.

*"Large sites in neighborhood centers ... can provide a diverse mix of housing that advance equitable housing opportunities for everyone."* The Newport Hills Shopping Center property is approximately 5.89 acres. It provides restaurants, a Crossfit gym, batting cages, and several other neighborhood-serving businesses that offer retail, dining and gathering opportunities for the Newport Hills neighborhood (and draw visitors from other neighborhoods and cities as well). Prior to the pandemic it also provided youth-oriented services including popular tae kwon do and dance studios, each in the center 25+ years and serving kids in south Bellevue and Newcastle. It is the core of our walkable neighborhood. This modest parcel is already immediately surrounded by "a diverse mix of housing": Multifamily housing of various types, including several substantial townhouse and condo apartment complexes, a large King County Housing Authority apartment building with a mix of market rate and affordable units, and a YWCA transitional housing complex. New housing developed on the shopping center parcel through unrestrained market forces would never be "affordable," as confirmed by Planning staff last year (it wouldn't "pencil"). A look at the nearby Newcastle Commons complex demonstrates this: Avalon Bay Communities is having difficulty retaining residential tenants due to high rents, and the businesses are struggling because although the complex is located just off the very busy Coal Creek Parkway, the deliberately scarce parking disincentivizes drivers stopping in to patronize them.

*“Public amenities like [active, open spaces and tree canopy] can only be delivered when supported by enough residential density to offset the high cost of building them.”* Private developers will never provide significant public open space – their cost of buying the property prevents it. Previous “mixed-use” proposals for this property from Intracorp and Toll Bros. included “public space” like a single 15x20 foot courtyard embedded between retail buildings, or “open green space” located among privately owned townhouses (essentially their backyards) – that is not “public” space. It’s the City who will have to provide open spaces, in the form of parks, a community center, a mini City Hall or the like, or by means of zoning to enforce “third place” uses like restaurants and retail.

*“Where substantial amounts of public amenities are desired, there must be sufficient residential capacity for the project to be economically viable.”* See previous paragraph. The Newport Hills Shopping Center property is not Crossroads. It is too small, access too constrained, and competing sites (for a major grocer, for example) too nearby, to support the type of full-service shopping center the property first was home to. Nor can it support residential density beyond the ground floor retail plus 2-3 stories of housing that are permitted by the current zoning. It can thrive as a collection of businesses that serve the immediate neighborhood and are special enough to attract customers from farther away as well. The City’s Economic Development team could be helpful in that regard, although there’s no shortage of prospective tenants showing up to inquire at the NH Mailboxes & Shipping Center about leasing a spot (and even inquiring about buying the property).

*“We support these goals [alternative modes of transportation, strengthening connections between downtown and retail activity centers] and will be working with the City closely to develop strategies that can mitigate traffic concerns.”* The Newport Hills Shopping Center is at the top of a fairly steep hill. Access to/from the neighborhood from/to I-405 and major roads (Coal Creek Parkway, Factoria Boulevard) is on 119<sup>th</sup> Ave. SE and SE 60<sup>th</sup> St., two-lane streets that are already congested during rush hour and school drop-off times. Bus service is very limited, and inconvenient to destinations other than downtown Bellevue or downtown Seattle (I can *walk* to Crossroads from my house at the top of the hill in not much more time than it would take me to get there by bus, *at rush hour*). Because of existing housing, surrounding undevelopable ravines and protected parkland, it is not feasible to add lanes, or even a single lane to be dedicated to transit, so the buses we do have sit in the same traffic as all the cars trying to exit or enter the neighborhood. The I-405 BRT stops at Coal Creek Pkwy and 112th Ave SE/Lk WA Blvd are each one mile away from the shopping center and include inclines that are challenging for most walkers, so that neighborhood BRT users must join the vehicular fray to get to the P&R at Exit 9. With the steep terrain and narrow streets, bicycling is only practical for the very physically fit who aren’t transporting children, elders, or more than one bag of groceries. Given these physical constraints, there is nothing Heartland, Rainier Northwest (the current owner of the Newport Hills Shopping Center), any future developer, King County Metro, or the City of

Bellevue itself can do to “mitigate” the impact several hundred new households would have on our neighborhood.

\* \* \* \* \*

In connection with proposed changes to the zoning of the Newport Hills Shopping Center parcel, I have often heard the assertion that redevelopment does not “pencil” without a significant upzone. I’d just like to point out that whether a given project “pencils” or not is a function of its inputs – most significantly the price of the site. This factor is not set in stone, but is in the control of the would-be seller.

### **“Umbrella” Zoning Categories**

My focus is on the proposed umbrella for “neighborhood centers” zoned as NB, CB, or future MU-L/M, because of my particular interest in the Newport Hills Shopping Center. The example discussed by Dr. Nesse at the Commission’s May 8, 2024, meeting involved the different categories of housing density; but I understand that at the public information session on February 14 she discussed how the umbrella concept would apply specifically to “neighborhood centers.”

This umbrella proposal would take zoning decision-making away from the Planning Commission and Bellevue City Council and place it in the hands of parcel owners and city staff, with extremely limited notice, time or opportunity for input from surrounding residents and other affected parties. Under the umbrella proposal, surrounding residents’ only recourse would be an appeal to the City’s Hearing Examiner – in which residents would be forced either to hire an attorney or represent themselves against an applicant’s attorneys. Obviously this would stack the deck in favor of well-resourced owners of significant parcels, and against mere residents.

On the other hand the CPA process, with its requirements of public notice and comment, and a finding of “significantly changed conditions,” works to protect surrounding properties – and in some cases entire neighborhoods – from the destructive consequences of inappropriate zoning changes.

Real estate is the quintessential “unique good” – every parcel is unique in its specific characteristics, like location, views, ingress and egress, access to natural and built resources and amenities. The Newport Hills Shopping Center in particular is part of a modest commercial district at the top of a fairly steep hill, away from major roadways and poorly served by transit, already surrounded by a mix of other public uses (schools, churches, professional offices, swim and tennis club) and both multifamily and single-family housing. It is nothing like Crossroads, Kelsey Creek Shopping Center, or Bel-East Shopping Center, or any of the other “neighborhood centers,” each of which is also unique. For the City to adopt a process that would group wildly different parcels and in effect treat them as interchangeable – driven by owners’ and developers’ profit motive and subject only

to staff's judgment as to appropriate uses of a particular parcel – would be inequitable and unwise.

Thank you as always for striving to get the facts, understand the facts, and make decisions that serve the residents of Bellevue.

Sincerely,

Ann R. Brashear

## Nesse, Katherine

---

**From:** Johnson, Thara  
**Sent:** Tuesday, May 21, 2024 12:41 PM  
**To:** Jackson Diller; King, Emil A.  
**Cc:** Tom Diller; Nesse, Katherine  
**Subject:** RE: Review of Eastgate Rezone Midrise Office Mixed Use Consistency

Many thanks for the feedback and also alerting us to the inconsistency.

Best Regards,



### Thara Johnson

Comprehensive Planning Manager, City of Bellevue  
[tmjohnson@bellevuewa.gov](mailto:tmjohnson@bellevuewa.gov) | [425-452-4087](tel:425-452-4087) | [BellevueWA.gov](http://BellevueWA.gov)

---

**From:** Jackson Diller <[jackson@dillerbros.com](mailto:jackson@dillerbros.com)>  
**Sent:** Tuesday, May 21, 2024 11:55 AM  
**To:** Johnson, Thara <[TMJohnson@bellevuewa.gov](mailto:TMJohnson@bellevuewa.gov)>; King, Emil A. <[EAKing@bellevuewa.gov](mailto:EAKing@bellevuewa.gov)>  
**Cc:** Tom Diller <[tom@dillerbros.com](mailto:tom@dillerbros.com)>  
**Subject:** Re: Review of Eastgate Rezone Midrise Office Mixed Use Consistency

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

Hi Thara and Emil,

We were able to review the corrections proposed by your team (City's Corrections Attachment E document) and we wanted to say thank you for recognizing our consistency concern. We understand that a future land use map for an entire city can be challenging as well as time consuming and we really appreciate how quickly you and the team were able to address this situation.

We hope all of the best moving forward and if there is anything you need from us, please reach out.

Thank you,

Jackson D.  
206.605.1141

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**From:** Jackson Diller <[jackson@dillerbros.com](mailto:jackson@dillerbros.com)>  
**Sent:** Wednesday, May 8, 2024 4:33 PM  
**To:** Johnson, Thara <[TMJohnson@bellevuewa.gov](mailto:TMJohnson@bellevuewa.gov)>; King, Emil A. <[EAKing@bellevuewa.gov](mailto:EAKing@bellevuewa.gov)>  
**Cc:** Tom Diller <[tom@dillerbros.com](mailto:tom@dillerbros.com)>  
**Subject:** Re: Review of Eastgate Rezone Midrise Office Mixed Use Consistency

Hi Thara,

Really appreciate the quick response. We too are shocked that the zoning still shows O office.

It will also be worth noting that our neighbor located at 15325 SE 30TH PL 98007 (14+ acre parcel) had gone through the rezoning process of Office to OLB 2 and was also granted the approval by the city council and hearing examiner right before us. I have a document here that would be good for your reference, even though this is the recommendation by the hearing examiner. I believe I have their official approval somewhere and I can update you once I find that.

If there is anything you might need, please reach out.

Thank you,  
Jackson Diller  
206.605.1141

---

**From:** Johnson, Thara <[TMJohnson@bellevuewa.gov](mailto:TMJohnson@bellevuewa.gov)>  
**Sent:** Wednesday, May 8, 2024 4:18 PM  
**To:** Jackson Diller <[jackson@dillerbros.com](mailto:jackson@dillerbros.com)>; King, Emil A. <[EAKing@bellevuewa.gov](mailto:EAKing@bellevuewa.gov)>  
**Cc:** Tom Diller <[tom@dillerbros.com](mailto:tom@dillerbros.com)>  
**Subject:** RE: Review of Eastgate Rezone Midrise Office Mixed Use Consistency

Good Afternoon,

Thank you for bringing this to our attention and the attached ordinance. We will look into in further and also confer with staff in Development Services who assisted you with the rezone process. From an initial glance, it appears that the zoning still shows Office which is the reason for Lowrise office designation.

Best Regards,

Thara Johnson



## Thara Johnson

Comprehensive Planning Manager, City of Bellevue  
[tmjohnson@bellevuewa.gov](mailto:tmjohnson@bellevuewa.gov) | [425-452-4087](tel:425-452-4087) | [BellevueWA.gov](http://BellevueWA.gov)

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**From:** Jackson Diller <[jackson@dillerbros.com](mailto:jackson@dillerbros.com)>  
**Sent:** Wednesday, May 8, 2024 3:19 PM  
**To:** Johnson, Thara <[TMJohnson@bellevuewa.gov](mailto:TMJohnson@bellevuewa.gov)>; King, Emil A. <[EAKing@bellevuewa.gov](mailto:EAKing@bellevuewa.gov)>  
**Cc:** Tom Diller <[tom@dillerbros.com](mailto:tom@dillerbros.com)>  
**Subject:** Review of Eastgate Rezone Midrise Office Mixed Use Consistency

Some people who received this message don't often get email from [jackson@dillerbros.com](mailto:jackson@dillerbros.com). [Learn why this is important](#)

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Hi Thara and Emil,

We are a local, family-owned property owner here in Bellevue and it was just brought to our attention that one of our properties located at 15400 SE 30<sup>th</sup> Pl Bellevue, WA 98007 has been overlooked in the draft map. We are not blaming anyone but are requesting that the City staff support amending the Future Land Use Map to align the Preferred Alternative with the Council's recently adopted (May 2023) rezone (Ordinance 6740 attached to this email).

As we are a smaller-family operation here, we have been extremely busy in the day-to-day operations that we are just becoming aware of the process now and learned that our recent Council approved rezone was overlooked, which was a surprise to us. In addition, both our site and the office complexes to the east (now rezoned to Midrise Office Mixed Use) are governed by the same CC&Rs. For consistency and continuity, we ask that our zoning classification be altered to Midrise Office Mixed Use so we can be aligned with our neighboring office properties to the east as well as uphold our existing rezone approval.

Please let us know if there is anything can provide to help with the review.

Thank you,

Jackson Diller  
206.605.1141



## Nesse, Katherine

---

**From:** Johnson, Thara  
**Sent:** Tuesday, May 21, 2024 7:05 PM  
**To:** King, Emil A.; Nesse, Katherine; Rousseau, Gwen; McDonald, Kevin  
**Subject:** FW: KDC/WPI Joint Letter on TR-56 & S-BR-54  
**Attachments:** KDC WPI Letter to PC 5-21-24.pdf

FYI

---

**From:** Mariya Frost <mariya.frost@kemperdc.com>  
**Sent:** Tuesday, May 21, 2024 3:37 PM  
**To:** PlanningCommission <PlanningCommission@bellevuewa.gov>  
**Cc:** Council <Council@bellevuewa.gov>; Kevin Wallace <kwallace@wallaceproperties.com>  
**Subject:** KDC/WPI Joint Letter on TR-56 & S-BR-54

You don't often get email from [mariya.frost@kemperdc.com](mailto:mariya.frost@kemperdc.com). [Learn why this is important](#)

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Chair Bhargava and Commissioners,

Please accept the attached letter on behalf of Kemper Development and Wallace Properties for your upcoming discussion on the Comprehensive Plan/Bel-Red policy amendments this Wednesday.

We request that you **amend TR-56** and **retain S-BR-54** (or preferably apply it citywide) to preserve policies that are important for maintaining our existing network of arterial road lanes, and expanding the system as necessary to accommodate the growth and increased travel demand the City is calling for in the Comprehensive Plan.

Thank you for your consideration.

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](mailto:mariya.frost@kemperdc.com)  
[www.bellevuecollection.com](http://www.bellevuecollection.com)





Planning Commission  
City of Bellevue  
450 110<sup>th</sup> Avenue NE  
Bellevue, WA 98004

May 21, 2024

RE: Comprehensive Plan Policies TR-56 and S-BR-54

Commissioners,

Bellevue is a suburban city that depends on arterial roadways to move cars, freight, and bus transit. To continue to thrive, it is critical that we support all modes of transportation in proportion to travel demand — driving, transit, bicycling, and walking – without reducing infrastructure for any of these modes. Looking at roadways specifically, suburban Bellevue, with its dynamic, retail-focused economy is heavily dependent on having a functioning road network that brings in shoppers and workers, and enables our residents to get around by car, truck and bus. It is critical that we continue to maintain and expand the city’s street capacity to serve our present transportation needs and to enable future growth.

We ask that you amend TR-56 and retain S-BR-54 (or preferably apply it citywide) to preserve policies that are important for maintaining our existing network of arterial road lanes, and expanding the system as necessary to accommodate the growth and increased travel demand the City is calling for in the Comprehensive Plan.

### **Maintaining the Existing Arterial Road Network**

**TR-56:** Allow for repurposing of travel lanes for other uses such as parking, transit or pedestrian and bicycle facilities where excess vehicular capacity exists at peak periods and/or to optimize person throughput along a corridor.

**Recommendation:** Amend this policy to read - “Allow for repurposing of travel lanes for other uses such as parking, transit or pedestrian and bicycle facilities where excess vehicular capacity exists at peak periods and where no other practical alternatives are available.”

**Comments:** First, we request elimination of the criteria “to optimize person throughput.” As drafted, even if excess vehicular capacity does not exist (the road is congested during the peak period), the City could conclude it is acceptable to take away a travel lane solely because it “optimizes person throughput,” which is defined in the Draft Comprehensive Plan as “a measure of the number of people that *can* move along a street.” The number of people who can theoretically move in a bike lane, for example, does not represent how many people actually *do*. Thus, eliminating a travel lane “to optimize person throughput” may actually make conditions worse if the City’s data shows this infrastructure will not carry as many people as a vehicular travel lane. This criteria is vague and subjective, and should not be the sole basis for a decision to remove a lane.

Second, we request adding language that repurposing a travel lane can only occur “where no other practical alternatives are available.” This echoes Council’s direction on March 25th that travel lanes only be removed as a last resort. Prior to their 6-1 vote on the motion, Councilmembers made comments

like: “I think it is time to take removing travel lanes out of the discussion” and “We need more and better roads” and “I would not support getting rid of car lanes” and “We are suffering from having roads not redone and not worked on with all the development that is coming.” The proposed language is consistent with the motion and these comments, and is important to the future of Bellevue’s transportation system.

### Expanding the Arterial Road Network

The staff proposal is to repeal S-BR-54, which states:

**S-BR-54:** Design and develop arterial improvements, including added vehicular capacity, transit facilities, and non-motorized components, to serve travel demand generated by the Bel-Red Land Use Plan in addition to citywide and regional travel demand.

**Recommendation:** Retain this language as-is in S-BR-54, or preferably, apply the concept citywide by creating a new policy in the Streets section of the Transportation Chapter of the Comprehensive Plan.

**TR-55.1:** Design and develop arterial improvements, including added vehicular capacity, transit facilities, and non-motorized components, to serve travel demand generated by the increases in density in the land use plans, in addition to citywide and regional travel demand.”

**Comments:** It is critical that the City maintain and improve arterials citywide as we continue to grow. This policy offers unique direction to design and develop arterial improvements, including added vehicular capacity, *for the explicit purpose of serving current and future vehicular travel demand* – direction that is not found in any other comprehensive plan policy, including those mentioned by staff in your meeting packet. Retaining S-BR-54 addresses the concern in Bel-Red, and adopting a new TR-55.1 would address it citywide.

Thank you for your thoughtful consideration.

Sincerely,



Mariya Frost  
Director of Transportation  
Kemper Development Company



Kevin Wallace  
President  
Wallace Properties, Inc.

## Nesse, Katherine

---

**From:** Johnson, Thara  
**Sent:** Thursday, May 23, 2024 11:53 AM  
**To:** McDonald, Kevin; Nesse, Katherine  
**Cc:** King, Emil A.  
**Subject:** FW: Comp Plan Update - Loading and Garbage

FYI

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**From:** Kevin Wallace <kwallace@wallaceproperties.com>  
**Sent:** Thursday, May 23, 2024 10:16 AM  
**To:** Horner, Rebecca D <RDHorner@bellevuewa.gov>; King, Emil A. <EAKing@bellevuewa.gov>; Johnson, Thara <TMJohnson@bellevuewa.gov>  
**Subject:** Comp Plan Update - Loading and Garbage

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The draft comp plan update has a provision that's somewhat concerning, but not enough to make an issue with the commissions/council. I thought I'd just call your attention to it.

### **TR-117. Require new development to provide for large-scale freight loading and unloading on-site rather than on public right-of-way.**

This could be interpreted by planners to mean that all projects need to provide for large-scale freight loading and unloading. Most apartment projects do not need to provide for anything longer than a 24' long U-Haul. The current code requirement says the minimum standard is 55' long, which is a hardship for small projects. Staff have been deferential to my requests for smaller bays when I've argued that we don't need to accommodate larger trucks, but this new language in the comp plan could send the wrong signal. The city should be looking to be more flexible in this area, not less, especially for residential buildings.

In general, it would be nice to have more clarity as to the city's position on loading/unloading/garbage pickup, with an eye toward relaxing standards that are currently very expensive to comply with (head-in/head-out, all loading and garbage pickup in garage), especially on small sites.

Thanks for considering my comments.

*Kevin Wallace*

Wallace Properties, Inc.  
330 112<sup>th</sup> Ave. NE #200  
Bellevue, WA 98004  
(425) 278-6363 (Direct)  
(425) 802-5701 (Cell)

## Nesse, Katherine

---

**From:** Johnson, Thara  
**Sent:** Monday, June 3, 2024 5:21 PM  
**To:** Heidi Dean; Nesse, Katherine; King, Emil A.  
**Cc:** Ann Brashear  
**Subject:** RE: Copies of Heartland documents presented at May 22 Planning Commission meeting

Thank you for clarifying, Heidi. Nothing additional has come in and I do not recall him handing out anything at the meeting either.

Best Regards,

Thara Johnson



### Thara Johnson

Comprehensive Planning Manager, City of Bellevue  
[tmjohnson@bellevuewa.gov](mailto:tmjohnson@bellevuewa.gov) | [425-452-4087](tel:425-452-4087) | [BellevueWA.gov](http://BellevueWA.gov)

---

**From:** Heidi Dean <[technogeekswife@yahoo.com](mailto:technogeekswife@yahoo.com)>  
**Sent:** Monday, June 3, 2024 5:15 PM  
**To:** Nesse, Katherine <[KNesse@bellevuewa.gov](mailto:KNesse@bellevuewa.gov)>; King, Emil A. <[EAKing@bellevuewa.gov](mailto:EAKing@bellevuewa.gov)>; Johnson, Thara <[TMJohnson@bellevuewa.gov](mailto:TMJohnson@bellevuewa.gov)>  
**Cc:** Ann Brashear <[abrashear@comcast.net](mailto:abrashear@comcast.net)>  
**Subject:** Re: Copies of Heartland documents presented at May 22 Planning Commission meeting

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Thara:

Thank you for your speedy reply. Listening to Matt Anderson speak at the May 22 meeting, it sounded like he was providing additional documents, not just a hard copy of what he'd already sent via email on May 15. If additional documents were presented we'd appreciate a copy of those.

Thank you,

Heidi Dean  
Newport Hills

On Monday, June 3, 2024 at 03:37:57 PM PDT, Johnson, Thara <[tmjohnson@bellevuewa.gov](mailto:tmjohnson@bellevuewa.gov)> wrote:

Ann and Heidi,

Please see attached to this email the public comments submitted by Heartland. Apologies for the delay in getting this back to you, I just received Ann's inquiry as well.

These comments were also included in the [May 22<sup>nd</sup> Planning Commission packet](#) that was published.

Thank you,

Thara Johnson



## Thara Johnson

Comprehensive Planning Manager, City of Bellevue  
[tmjohnson@bellevuewa.gov](mailto:tmjohnson@bellevuewa.gov) | 425-452-4087 | [BellevueWA.gov](http://BellevueWA.gov)

---

**From:** Heidi Dean <[technogeekswife@yahoo.com](mailto:technogeekswife@yahoo.com)>  
**Sent:** Monday, June 3, 2024 3:14 PM  
**To:** Johnson, Thara <[TMJohnson@bellevuewa.gov](mailto:TMJohnson@bellevuewa.gov)>; Nesse, Katherine <[KNesse@bellevuewa.gov](mailto:KNesse@bellevuewa.gov)>; King, Emil A. <[EAKing@bellevuewa.gov](mailto:EAKing@bellevuewa.gov)>  
**Cc:** Ann Brashear <[abrashear@comcast.net](mailto:abrashear@comcast.net)>  
**Subject:** Copies of Heartland documents presented at May 22 Planning Commission meeting

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Hi Thara, Kate, and Emil:

I'm following up on a request that my neighbor/fellow NHCC board member Ann Brashear sent to Thara on May 23. We would appreciate receiving copies of those documents ASAP. As Planning Commission is a public meeting those records should be readily available without a public records request. Neither the 5/22/24 meeting minutes (which would contain the documents) nor the agenda for the next Planning Commission meeting (which would also likely contain the documents) have been published.

Thank you for your attention to this matter.

Sincerely,

Heidi Dean  
Newport Hills

---

**From:** Ann Brashear <[abrashear@comcast.net](mailto:abrashear@comcast.net)>  
**Sent:** Thursday, May 23, 2024 1:31 PM  
**To:** 'tmjohnson@bellevuewa.gov' <[tmjohnson@bellevuewa.gov](mailto:tmjohnson@bellevuewa.gov)>  
**Subject:** Comp Plan - public comment - Heartland & Newport Hills Shopping Center

hi Ms. Johnson –

would you please send me copies of the documents that Matt Anderson of Heartland provided to the Planning Commission at last night's meeting? (via email if at all possible, but my physical address is below)

thank you!

Ann Brashear  
5254 116<sup>th</sup> Ave SE  
Bellevue WA 98006

You don't often get email from [dkapuria@htland.com](mailto:dkapuria@htland.com). [Learn why this is important](#)

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Dear Planning Commissioner and Thara,

Please see attached a letter with our comments on the policies in the full draft Comprehensive Plan document. We look forward to the meeting on May 22.

Sincerely,

**Divya Kapuria**  
PROJECT MANAGER

**HEARTLAND**  
HEARTLAND LLC 801 Second Avenue Suite 614 Seattle, WA 98104  
TEL 206 682-2500 • CELL 734 578-3257  
<http://www.HEARTLANDLLC.com>



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## Nesse, Katherine

---

**From:** sean wu <wxhworking0512@gmail.com>  
**Sent:** Monday, June 3, 2024 5:31 AM  
**To:** Comp Plan 2044  
**Subject:** Public Comments

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Dear Bellevue City Planning Department and City Council,

As a resident of Bellevue, I am grateful to have the opportunity to participate in this process. Here are my comments and suggestions:

1. Transportation and Infrastructure:

Enhancing Bellevue's transportation infrastructure is essential to the city's quality of life and future development. Increasing the choices for public transportation, such as the proposed light rail expansion and bus service. Both the effects on the environment and traffic congestion will decrease. Promoting alternate, sustainable modes of transportation requires enhancing bike lanes, walkways, and making sure that all locals have access to these choices. I think the speed of improvement can be improved. I vaguely remember that the light rail was already underway when I first came to Seattle six years ago. Only recently has part of it been completed.

2. Environmental Sustainability:

It is admirable that Bellevue is dedicated to sustainability. I propose enlarging public parks, community gardens, and green areas to improve the livability and environmental health of the city. To further lower Bellevue's carbon footprint, tougher pollution regulations and encouragement of renewable energy sources should be put in place. One effective way to promote sustainability is by endorsing programs such as energy-efficient public buildings and green construction standards.

3. Community Engagement and Equity:

The plan should reflect the diverse voices of Bellevue residents. We need ongoing engagement with all neighborhoods, especially those underrepresented. Creating a community advisory board can help ensure everyone has a say in the city's future. Promoting fairness in all city plans will build a more inclusive community.

In conclusion, I'm hopeful about Bellevue's Comprehensive Plan. With careful implementation, it can make our city more inclusive, sustainable, and vibrant. Thank you for considering my comments.

Best,

