

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.

June 6, to June 20, 2024

Note: Notice of Public Hearing published June 6, 2024

Nesse, Katherine

From: Johnson, Thara
Sent: Thursday, June 6, 2024 4:47 PM
To: Nesse, Katherine; Deuling, Teun
Subject: FW: Comprehensive Plan

From: Gary Albert <albert.gary@gmail.com>
Sent: Thursday, June 6, 2024 4:31 PM
To: Johnson, Thara <TMJohnson@bellevuewa.gov>
Subject: Comprehensive Plan

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Comprehensive Plan "to align with the vision for growth in the City;" seems to make no sense to me. I don't know why the city wants to grow the city, when they can't handle what they already have. We have sidewalks that have been needed in the areas where I live, Eastgate and Somerset, so people don't have to walk in the street with traffic. Then there are sidewalks that were made ADA compliant in 2012 by putting in asphalt wedges where the panels had lifted creating a tripping hazard. Those were supposed to be temporary fixes and replaced in the CIP for 2012-13. We are still waiting to see that happen. Actually, 30,000 square feet of sidewalk panel replacement is supposed to happen annually but for the last few years they cut that back to just 10,000 s.f. ! How about water line replacements. We have had several water line breaks in old pipes, the last one created a mudslide that tore a house off its foundation and had to be demolished.

We need more attention to the neighborhoods, maintenance of the street landscaping is deplorable. Trees falling down onto the roadside, weeds growing in medians, ivy climbing up trees and killing them around the open space areas; and we are supposed to be "a city in a park?" I'm embarrassed by all the plastic signs on wire hangers all over the streetscape and posted on power poles. Why isn't the city taking care of the litter and graffiti? And you want to grow the city??? Really.

Gary Albert



Nesse, Katherine

From: Johnson, Thara
Sent: Thursday, June 6, 2024 2:26 PM
To: Mariya Frost
Cc: Nesse, Katherine; Shull, Janet; McDonald, Kevin
Subject: RE: [ext] RE: June 20

Importance: High

Mariya,

The PC packet will come out next week – most likely the 13th. However, we have just published the revised draft which has the updated Transportation policy along with the staff report for the public hearing.

<https://bellevuewa.gov/city-government/departments/community-development/planning-initiatives/comprehensive-plan>.

Thank you,

Thara Johnson



Thara Johnson

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

From: Mariya Frost <mariya.frost@kemperdc.com>
Sent: Thursday, June 6, 2024 2:11 PM
To: Johnson, Thara <TMJohnson@bellevuewa.gov>
Subject: FW: [ext] RE: June 20

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Thara,

Could you please advise per Kevin's email below what we might expect in the packet for the 20th?

Mariya Frost
Director of Transportation
Kemper Development Company
The Bellevue Collection | Bellevue Square Lincoln Square Bellevue Place
425-460-5925 Mobile
mariya.frost@kemperdc.com
www.bellevuecollection.com



From: McDonald, Kevin <KMcDonald@bellevuewa.gov>
Sent: Thursday, June 6, 2024 1:40 PM
To: Mariya Frost <mariya.frost@kemperdc.com>
Subject: [ext] RE: June 20

Hi Mariya – I believe the packet will include the Planning Commission’s concurrence with S-BR-54 (move to TR) and the staff recommendation for TR-56 will be in line with the PC recommendation. But I’m not involved in the packet...you may want to confirm with Kate or Thara.

Written comments always good, but I think the PC has two evenings planned for oral testimony...should be time for everyone

KM

From: Mariya Frost <mariya.frost@kemperdc.com>
Sent: Thursday, June 6, 2024 1:34 PM
To: McDonald, Kevin <KMcDonald@bellevuewa.gov>
Subject: June 20

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Kevin,

Will the meeting packet for the public hearing on June 20th include staff recommendations for TR-56 and the new S-BR-54 (TR)? I’d like to be able to write a letter of support for the staff recommended language if possible, depending on what it will look like.

Also, I anticipate there will be a lot of people who wish to testify that day. Has that been the case in the past? Should I submit just a written comment, or also try to testify virtually?

Mariya Frost
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www.bellevuecollection.com



Nesse, Katherine

From: Fran Kutoff <backtomak@comcast.net>
Sent: Friday, June 7, 2024 9:14 AM
To: PlanningCommission; Council
Cc: Johnson, Thara; Nesse, Katherine; King, Emil A.; Carlson, Diane (she/her); Gerla, Kathy
Subject: Zoning Umbrella

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To the Planning Commissioners and Bellevue City Council Members:

Re: Proposed Zoning Umbrella

Let me first state that I am opposed to a zoning umbrella. Although this could potentially decrease the amount of applications moving through the current Comp Plan Amendment process, it would also remove a community's recourse to appeal any rezone that could affect their neighborhood without incurring costly attorney fees.

Each Bellevue neighborhood has its own special flavor/personality. An umbrella would lump us all together undermining that uniqueness. It would allow a property owner to apply directly for a rezone without going through the current process where neighbors would have input. This is not equitable for community members.

Newport Hills is unique in part due to our geographic location and also from our cultural diversity. We are different from Northtowne Shopping Center on Bell Way or Bel-East Shopping Center. An umbrella rezone could have a detrimental effect on these neighborhoods and the people who live there without them having the protection the current process affords.

It would allow developers to come in and change the distinctive flavor of these neighborhoods without having to deal with the outcome (i.e. more traffic, business and/or buildings that don't meet the needs of the community and others).

I ask that you please put Bellevue City residents at the forefront in considering the Zoning Umbrella. This is not an equitable plan for the citizens of Bellevue.

Thank-you,

Fran Kutoff
12225 SE 47th Pl
Bellevue 98006

Nesse, Katherine

From: Johnson, Thara
Sent: Tuesday, June 11, 2024 8:47 AM
To: Ewing, Jennifer; Gallant, Kristina; Nesse, Katherine; Deuling, Teun
Subject: FW: East Bellevue development - will there be a restriction on teardown of age-in-place ramblers?

FYI

From: Heidi Ressler <khressler@gmail.com>
Sent: Monday, June 10, 2024 8:50 PM
To: Johnson, Thara <TMJohnson@bellevuewa.gov>
Subject: East Bellevue development - will there be a restriction on teardown of age-in-place ramblers?

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Hi C.O.B. planning,

As a 2x resident of Bellevue 1) 1970-1976 & 2) 1998-present....I confirm I have seen Bellevue in a growth stage before.

What astounds me is the reckless distribution of permits to tear-down builders at a time we are looking for affordable AND age in place housing.

I was a member of Bellevue Network on Aging 2010-2012. At that time discussions on creating and maintaining affordable age in place neighborhoods was a concern. 2024 it is an even bigger concern.

Easy to manage 1-story ramblers are being demolished at an alarming rate in NE Bellevue - zips 98008, 98007.

In the meantime our density plan, i.e.Spring Street and Wilburton are making housing available intended for people without cars. Yet it does not seem those neighborhoods are developing small grocery, children's clothes and school supplies or home repair needs (similar to Ace or Daiso) so people still need regular bus and rail transportation to get those needs filled.

At the same time Bellevue is trying to squeeze more and more, and, more high end car dealerships around the i-90 / 405/ 520 city edges.

I would suggest the developers slow down to pre-sold construction and offer more options that do not involve 10' ceilings and 17 steps between floors.

What happened to the utility of a mid-landing entry?

What happened to a green Bellevue? Replanting 5x10 foot trees is not an equal carbon offset to a mature 50ft tree, it does not offer equivalent habitat, it does not offer equivalent privacy and sound barriers...especially if you are a 1 story home in a newly rebuilt 2-story neighborhood where homes are

built to maximim footprint allowed on site by the vision of the building agent not necessarily the sizes most future-owners would elect if more options provided.

Beautiful Bellevue is an on-going topic.

There are a number of wonderful public views in East Bellevue neighborhoods that are increasingly being framed with man-made growth. This includes the lack of negative space in ever-taller 98004 Bellevue. What is the point of innovative design if you can only appreciate it via walking tour due to all the building silhouettes overlap.

There is getting to be a denser blot in the foreground obscuring Olympic mtn and downtown Seattle views.

The views of Mt Rainier along 20th and 520 are disappearing as well.

Citizens also need some less developed natural space as can be found on the popular walking trail between Larson Lake and Phantom Lake.

I have been attending planning meetings for 15 years and I am not impressed with the Bellevue offering fewer and fewer services, Dept of Licensing for drivers (moved to Redmond), auto and home service centers (Bel-Red and NE 20th) to service those fancy new cars...although the number of auto detail locations has increased if you have \$100-300 to drop.

Water pressure has not improved as larger homes most often including sprinkler systems set to 6am-7am (a high family water needs time) go into older neighborhoods. Often the new owner has not had a sprinkler system before and I wonder how much water is/will be lost due to burst pipe scenarios. Will we see more unstable spil/erosion/water run-off issues with density draining some areas and shifting water tables in others?

I could keep rambling but I feel like "what's the point"?

Most of the newly-homed renters are not earning equity on those locations especially if you are tempting them with vehicles and take-out food options.

Has anyone done a study to see if people are maintaining the income to live in these areas? It benefits a city to have consistent residency of all ages to support schools, parks, infrastructure....

Will this apartment economy result in a richer set of communities within Bellevue or only the rich getting richer??

Heidi Ressler
917 169th Ave NE
Bellevue, WA 98008

Nesse, Katherine

From: Giseburt, Michael <Michael.Giseburt@wsp.com>
Sent: Wednesday, June 12, 2024 6:23 AM
To: Johnson, Thara
Cc: JUDY GISEBURT; Nesse, Katherine; Deuling, Teun; Shull, Janet
Subject: RE: Comments on the Draft Comprehensive Plan Update

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Thank you for confirming!

Mike

From: Johnson, Thara <TMJohnson@bellevuewa.gov>
Sent: Tuesday, June 11, 2024 5:24 PM
To: Giseburt, Michael <Michael.Giseburt@wsp.com>
Cc: JUDY GISEBURT <giseburt@comcast.net>; Nesse, Katherine <KNesse@bellevuewa.gov>; Deuling, Teun <TDeuling@bellevuewa.gov>; Shull, Janet <JShull@bellevuewa.gov>
Subject: RE: Comments on the Draft Comprehensive Plan Update

Good Afternoon Mr. Giseburt,

Thank you for reaching out to us, and yes your email was received. It will be included with our public comments and posted to our webpage for the Planning Commission to review. We appreciate your feedback and interest in the process.

Best Regards,

Thara Johnson



Thara Johnson

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

From: Giseburt, Michael <Michael.Giseburt@wsp.com>
Sent: Tuesday, June 11, 2024 3:41 PM
To: Johnson, Thara <TMJohnson@bellevuewa.gov>
Cc: JUDY GISEBURT <giseburt@comcast.net>
Subject: Comments on the Draft Comprehensive Plan Update

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Thara, I'm a resident within the City and tried to send the comments below to be offered as public comment on the Draft Plan. However, I don't know if the email was successful. Would you be able to confirm that the City received the comment and it's in the proper location so that it can be included with other public comment? I very much appreciate the opportunity to provide input as well as the City updating the plan.

Mike Giseburt, PE
647 West Lake Sammamish Parkway NE
Bellevue WA, 98008

From: Giseburt, Michael
Sent: Monday, June 10, 2024 3:23 PM
To: CompPlan2044@bellevuewa.gov
Subject: Comments on Draft City of Bellevue Comprehensive Plan

Hello, my name is Mike Giseburt and I live at 647 West Lake Sammamish Parkway NE. My neighbor is Aaron Sethi at 661 West Lake Sammamish Parkway NE. We are currently in an island of Large Lot Residential (Zone R1.8, 20,000 SF minimum lot size). We are surrounded on two sides (north and west) by Suburban Residential. To our south is also Large Lot Residential, however lot sizes are smaller and more along the lines of Suburban Residential (i.e., < 20,000 SF). The rest of the island of Large Lot Residential has varying degrees of steep slope sensitive areas, whereas my and my neighbor's property do not have any sensitive areas. I have several comments for your consideration as the City reviews the Draft Comprehensive Plan.

- The City should consider changing the land use designations of Large Lot Residential Areas that do not have sensitive areas to Suburban Residential. This would go towards the goals of increasing housing and affordability. There also seems to be a fair amount of inconsistencies which allowed Large Lot Residential areas to have parcels less than 20,000 square feet. Table 1 at the end of this comment provides an example of 40 such properties. It's likely that some of these properties were allowed to be under 20,000 SF due to volunteer designation of native growth protection areas that allowed some lots to be more dense, however, many of them do not appear to fit this category. Based on the goal of increase housing and, considering the City has allowed many properties to have less than the minimum lot size for Large Lot Residential, I recommend either changing the land use designations of Large Lot Residential Areas that do not have sensitive areas to Suburban Residential, or changing the zoning code to allow Large Lot Residential properties to subdivide where they are not encumbered by sensitive area (or other criteria on a case-by-case basis).
- Another comment is to allow Large Lot Residential Areas to subdivide to an equivalent density currently being considered in the draft comprehensive plan. For example, under the proposed rules, Large Lot Residential zoning could allow two auxiliary buildings (middle housing) that would allow up to four units. However, to do this, the existing property owners would likely need to take out a substantial loan, which is often not possible for much of the long-time elderly property owners within the City (I fit in this category). In these cases (such as my own) nothing would happen to provide additional housing for many years (approximately 20 years for us) until the property is transferred, and even then may not occur. However, if the City were to allow Large Lot Residential properties to subdivide and place restrictions on the subdivided land (so the overall density is not increased), it would make it much easier for many property owners in this category to subdivide and thereby allowing the City to achieve its growth target more quickly and effectively. The Draft Comprehensive Plan clearly states that the City is behind in providing housing and affordable housing. This change would create a win-win situation for the property owners and the City. Another boost for the City would be additional property taxes on extra lots.
- Per the City's "Comprehensive Plan Amendment and Procedures Guide", current land use decisions when considering higher densities and comprehensive plan amendments place great emphasis on "Significantly Changed Conditions" (meaning the City appears to want applicants to demonstrate evidence of change

such as unanticipated consequences of an adopted policy, or changed conditions on the subject property or its surrounding area, or changes related to the pertinent plan map or text before a change in land use will be considered). Also, current policy says that “housing supply and affordability provisions of the Growth Management Act” are not considered a significant changed condition. This seems contrary to the state mandated requirements of HB1110. HB1110 should be considered a “changed condition”. It certainly has an effect on nearly all single-family residential lots in the City by allowing densities of between 4 and 6 dwelling units. I would urge the City to consider HB1110 as a rationale to reduce restrictions on Large Lot Residential.

Table 1 - Sample of Parcels in Large Lot Residential Not Meeting 20,000 SF Minimum Lot Size

No.	Parcel No.	Land Use	Lot Size (SF)
1	362505-9148	Large Lot Residential	18,295
2	362505-9116	Large Lot Residential	17,342
3	362505-9113	Large Lot Residential	15,681
4	362505-9111	Large Lot Residential	15,246
5	743150-0339	Large Lot Residential	17,559
6	743150-0340	Large Lot Residential	15,400
7	743150-0338	Large Lot Residential	18,900
8	743150-0363	Large Lot Residential	18,004
9	743150-0302	Large Lot Residential	15,186
10	743150-0299	Large Lot Residential	15,341
11	743150-0243	Large Lot Residential	19,750
12	768395-0020	Large Lot Residential	9,620
13	768395-0010	Large Lot Residential	9,750
14	362505-9162	Large Lot Residential	19,166
15	362505-9161	Large Lot Residential	19,166
16	022405-9014	Large Lot Residential	19,500
17	207770-0007	Large Lot Residential	15,017
18	207770-0036	Large Lot Residential	18,000
19	207770-0037	Large Lot Residential	14,983
20	207770-0032	Large Lot Residential	15,015
21	342505-9191	Large Lot Residential	12,196
22	342505-9175	Large Lot Residential	17,424
23	743150-0242	Large Lot Residential	19,751
24	743150-0241	Large Lot Residential	19,755
25	331650-0125	Large Lot Residential	19,994
26	331650-0126	Large Lot Residential	19,994
27	331650-0130	Large Lot Residential	18,551
28	331650-0129	Large Lot Residential	18,725
29	331650-0140	Large Lot Residential	19,990
30	331650-0139	Large Lot Residential	19,990
31	352505-9073	Large Lot Residential	13,617
32	352505-9021	Large Lot Residential	13,601
33	352505-9072	Large Lot Residential	13,433
35	352505-9074	Large Lot Residential	14,410
36	071501-0390	Large Lot Residential	12,361
37	071501-0400	Large Lot Residential	12,361
38	071501-0380	Large Lot Residential	12,362

39	071501-0370	Large Lot Residential	12,361
40	071501-0360	Large Lot Residential	13,896

Thank you

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-LAEmHhHzdJzBITWfa4Hgs7pbKl

Nesse, Katherine

From: Renay Bennett <renaybennett@msn.com>
Sent: Wednesday, June 12, 2024 12:30 PM
To: Nesse, Katherine
Subject: RE: Questions on the comp plan update...

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Got it!

Again, thank you very much for your time. You have been very helpful!
Renay

From: Nesse, Katherine <KNesse@bellevuewa.gov>
Sent: Wednesday, June 12, 2024 12:00 PM
To: Renay Bennett <renaybennett@msn.com>
Subject: RE: Questions on the comp plan update...

Renay,
Great question! The state law says that cities have to update their codes by June 2025 to meet all of the requirements of the new legislation (often referred to as HB1110). The Code and Policy team at the city is beginning their work on this update. I am not sure of their exact timeline but if you would like more information, you can contact Mathieu Menard (mmenard@bellevuewa.gov). The legislation says that any lot where a single family house is OK has to allow 4 to 6 units (the maximum is dependent on a few factors). However, the city does not need to change the set backs or lot coverage for buildings with more than one unit. The intent is that if a 4,000 square foot house is allowed on a lot, then four 1,000 sq ft units in a similar building is also OK. As I said, the details of how this will work in Bellevue are still being worked through and a proposal for the community to respond to is not yet ready.

Have a great day!
Kate

Katherine (Kate) Nesse, PhD
Senior Planner, Community Development Department

City of Bellevue
Phone: 425-452-2042
450 110th Avenue NE, Bellevue, WA 98004
Email: knesse@bellevuewa.gov

The data you seek is now online!
<https://bellevuewa.gov/city-government/departments/community-development/data>

From: Renay Bennett <renaybennett@msn.com>
Sent: Wednesday, June 12, 2024 11:34 AM
To: Nesse, Katherine <KNesse@bellevuewa.gov>
Subject: RE: Questions on the comp plan update...

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Hi Kate,

Thank you so much for your detailed response.

So...a follow up question. With regard to the recently enacted state law that allows all types of housing in formerly only SF zones, in what way will the city facilitate this type of development? If zoning isn't changing, how will a SF property owner know if their property is now considered to be a more dense lot?

Many thanks for your time,
Renay

From: Nesse, Katherine <KNesse@bellevuewa.gov>

Sent: Wednesday, June 12, 2024 11:20 AM

To: Renay Bennett <renaybennett@msn.com>

Subject: RE: Questions on the comp plan update...

Renay,

Thanks for the questions! I will do my best to answer your questions.

1. Pages LU-9 to LU-11 (the 27th to 29th pages of the PDF) are the key to the Future Land Use Map. The Future Land Use Map is too large to be included in this document. That is why page LU-8 (the 26th page of the PDF) says "See separate Future Land Use Map). Here is a link to it: https://bellevuewa.gov/sites/default/files/media/pdf_document/2024/cdd-23-673-comprehensive-plan-draft-june6-24.pdf. The illustrations on LU-9 to LU-11 illustrate what is meant by "highest scale and density" or "typical suburban density". Those illustrations are do not encompass all possible developments in that category but are meant to give an idea of the intended character of development.

In addition, you have noticed that the names have changed for the future land use categories. Future land use is different from zoning. Zoning is defined in the city code and restricts what can be built and how it can be built today. Future Land Use is much more general and is meant to show the character of how the city will develop in the future. In the past in Bellevue, many future land use designations were equivalent to one zoning district. The staff recommended proposal that the planning commission is considering at the public hearing broadens the future land use categories. In some cases, there is still a one-to-one relationship between the future land use category and the zone (for example, light industrial future land use category only include the light industrial zone). In other cases, zones with similar style of development were grouped together under one heading. You can find a crosswalk of the future land use categories and the zones here:

https://bellevuewa.gov/sites/default/files/media/pdf_document/2024/2024_0501_LandUseCrosswalk.pdf. In that document, you will see that Low Density Residential includes the R-7.5, R-10, and R-15 zones. Suburban Residential and Large Lot Residential include lower density residential zones and Medium Density Residential and High Density Residential include higher density residential zones. Notably, the city does not currently have any zones that fit the High Density Residential definition. Those will need to be developed in the future.

When you look at the map, you will notice that, outside of the major growth centers in Downtown, Wilburton Commercial Area, BelRed, Crossroads, Factoria and Eastgate, the future land use designation remains the same in most places, although the name has changed.

2. The section on “Adaptability” on page NH-6 (the 43rd page of the PDF) is in the “Neighborhoods Policy Summary” section. Each of these paragraphs summarizes the policies in the similarly named section of the policy part of the chapter. The policies in this section are:
 - a. NH-7. Provide multiple venues for two-way communication with community members to listen to and respond to emerging neighborhood opportunities and concerns.
 - b. NH-8. Support the capacity of local neighborhood communities to actively engage and respond to changing community needs and conditions at both neighborhood and citywide scales.
 - c. NH-9. Regularly track changes in demographics and neighborhood indicators to improve city responsiveness to changing conditions and community needs across all neighborhoods.In general, the policies in the Neighborhoods element are not about land use but about the people in the city and how the City government relates to them and how the city can encourage strong and vibrant communities within the city.

3. The Future Land Use map and other supporting materials can be found on the Comprehensive Plan website: <https://bellevuewa.gov/city-government/departments/community-development/planning-initiatives/comprehensive-plan> (I also linked to it directly above). The Comprehensive Plan does not determine zoning but future land use designations. This may lead to rezoning in the future in some cases and in other cases, the zoning may not be updated to be consistent with the Future Land Use map right away. For most residential areas of the city, the future land use map is consistent with the current zoning. If you have questions about a specific property, I can look that up for you.

Thanks for your engagement. Please let me know if I can answer any follow-up questions!
Kate

Katherine (Kate) Nesse, PhD

Senior Planner, Community Development Department

City of Bellevue

Phone: 425-452-2042

450 I 10th Avenue NE, Bellevue, WA 98004

Email: knesse@bellevuewa.gov

The data you seek is now online!

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

From: Renay Bennett <renaybennett@msn.com>

Sent: Wednesday, June 12, 2024 9:59 AM

To: King, Emil A. <EAKing@bellevuewa.gov>

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

Subject: RE: Questions on the comp plan update...

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Thank you, Emil, for your always helpful way.

Best to you,
Renay

From: King, Emil A. <EAKing@bellevuewa.gov>

Sent: Monday, June 10, 2024 2:01 PM

To: Renay Bennett <renaybennett@msn.com>

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

Subject: RE: Questions on the comp plan update...

Comp Plan Team,

Can you please respond to Renay's questions.

Thank you,
Emil King

From: Renay Bennett <renaybennett@msn.com>

Sent: Friday, June 7, 2024 8:00 PM

To: King, Emil A. <EAKing@bellevuewa.gov>

Subject: Questions on the comp plan update...

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Hi Emil,

Happy Friday!

Hey, a few questions on the comp plan update...

1. Page 29. Confused about the two illustrations...is one the proposed way of upzoning? Is low density residential the new classification for MF in SF zones?
2. Page 43. 'Adaptability Bellevue continues to grow and diversify. To meet the needs of a changing community, the City must support the resiliency and capacity of neighborhoods to enable equitable solutions to localized issues and respond to evolving needs and conditions at both neighborhood and citywide scales. Does this mean upzoning of neighborhoods? Under what circumstances?
3. Where is a map that shows the neighborhoods to be upzoned and in what way?

Thanks for your help and guidance here,
Renay

Nesse, Katherine

From: Nesse, Katherine
Sent: Monday, June 17, 2024 8:55 AM
To: Steve Ziskind
Subject: RE: Proposed Zoning Umbrella

Mr. Ziskind,
I have forwarded your email on to the Planning Commission. In the future, their email, PlanningCommission@bellevuewa.gov is the most direct way to send comments to them. I have also added your comment to the record of public comment. It will be uploaded, with other recent comments, to the [Comprehensive Plan website](#) on June 19. Thanks for your engagement!

Kate

Katherine (Kate) Nesse, PhD

Senior Planner, Community Development Department

City of Bellevue

Phone: 425-452-2042

450 110th Avenue NE, Bellevue, WA 98004

Email: knesse@bellevuewa.gov

The data you seek is now online!

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

From: Steve Ziskind <stevenmz@hotmail.com>
Sent: Friday, June 14, 2024 8:22 PM
To: Nesse, Katherine <KNesse@bellevuewa.gov>
Subject: Proposed Zoning Umbrella

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Planning Commission Members,

I have been a resident of Newport Hills since 1981, 43 years now, and have recently become aware of the staff-proposed "Zoning Umbrella" that would alter the process for property owners to seek a change in zoning. My best understanding of this proposal makes me quite concerned, for two related reasons.

First, the proposal could possibly permit construction at the Newport Hills Shopping Center on a scale that would be out of character for our neighborhood. I believe that nearly all of my neighbors can accept, perhaps welcome, enhancements to the shopping center that would extend the current single story buildings to 2 or 3 stories. This assumes, of course, that the businesses now there would be mostly retained. The community especially values the restaurants, and would want any new occupants to be of a sort that would serve the surrounding neighborhood.

But it would appear that the suggested zoning change could permit buildings up to 6 stories! Such tall structures would be wildly out of place in Newport Hills. It could allow nearly

twice as many units as are in the Newporter Apartments, which has insufficient parking, spilling resident parking into nearby residential streets. Additionally, it seems that the change would not enforce any requirement for the "new, improved" businesses to have any direct relevance to the community. Without explicit legal commands, developers will maximize their ROI, sweeping aside any consideration of the impact to the adjacent neighbors. We will be presented with a large number of pricey apartments/condos, with a minimal number of low income units, if any.

Second, Newport Hills has very constrained vehicle access. Entering or leaving via 119th is already a slow proposition during several times of the day, and the traffic at Newport Heights Elementary only adds to frustration. If a significant number of housing units are added at the current shopping center, the traffic problem will become very bad. The other two approaches to Newport Hills are also dependent on Coal Creek Parkway traffic, which has its own heavy usage at significant times. The already frustrating driving in the neighborhood will become terrible.

-- Steven Ziskind
-- 5203 123 Ave. SE
-- 425.891.3161

Nesse, Katherine

From: Catherine Wong <catherinekw123@yahoo.com>
Sent: Sunday, June 16, 2024 10:29 AM
To: PlanningCommission
Subject: Zoning Umbrella Proposal

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Hello,

I live at the Newport Hill neighborhood and after I heard about the zoning umbrella proposal, I strongly disagreed this proposal and it has negative implications for all the residents who live here. I would like to share my concerns.

Thank you.

Best,
Catherine

Nesse, Katherine

From: LINDA DELLA ROSSA <a53twin@comcast.net>
Sent: Sunday, June 16, 2024 2:46 PM
To: PlanningCommission; Johnson, Thara
Subject: Zoning Umbrella Proposal

You don't often get email from a53twin@comcast.net. [Learn why this is important](#)

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I have been a resident of Newport Hills for 47 years and very much appreciate the community feel of the neighborhood.

I am against rezoning that does not provide requirements for notification to residents in the surrounding neighborhoods and input from the residents. Rezoning should be reviewed and approved by the Planning Commission and Council. Bellevue is not just the downtown core. It is all of the many community neighborhoods that make Bellevue a great place to live. I worked in downtown for over 35 years at PACCAR and witnessed the many changes that occurred over the years. I understand the need for growth. However, when the work day is over, people who live in the neighborhood communities look forward to going home and enjoying that feel of a small town.

A single property owner in one of these community neighborhoods should not be able to make a significant change without the input of the surrounding neighborhoods. Why should that person have more rights than the thousands of residents living in the neighborhood. Adding a significant number of apartments or condos would make the traffic on the hill very congested. Coal Creek Parkway is already very crowded, with many cars coming up 119th Ave SE and through Newport Hills to bypass the Coal Creek traffic.

I agree that the Newport Hills shopping district could be revitalized but not to the detriment of the neighborhood feeling. Tell me where I would get gas and have my car repaired if the Newport Hills Chevron no longer existed where it is now. There are many long time residents like me and newer residents with small children working from home who very much appreciate the convenience of their local gas station.

Thank you for considering my thoughts.

Linda Della Rossa
5627 116th Ave SE
Bellevue, WA
a53twin@comcast.net

Nesse, Katherine

From: Nesse, Katherine
Sent: Tuesday, June 18, 2024 9:15 AM
To: Behar, Christina
Subject: RE: Crossroads CPA

Ms. Behar,

Yes, you are correct that the [proposed future land use map](#) shows this site as Lowrise Mixed Use. This is not a change in zoning. Lowrise Mixed Use is a future land use designation that is intended to describe the general character of development in the future. Future Land use designations are related to zones and Lowrise Mixed Use is related to Neighborhood Business (NB), Community Business (CB), and a new zone that we have been calling MU-L/M (Mixed Use Low-Medium). Therefore there would be no need for a change in zoning. You can find out the development parameters for CB in the land use code ([LUC 20.20](#)).

You can find the crosswalk between future land use designations and zoning districts (also sometimes called land use districts) on the [Comprehensive Plan website](#). Under the timeline, there is an entry for the Community Meeting on May 6 with links to the presentation, drafts of the Comprehensive Plan and Future Land Use Map, and the crosswalk.

Please let me know if I can answer further questions,
Kate

Katherine (Kate) Nesse, PhD

Senior Planner, Community Development Department

City of Bellevue

Phone: 425-452-2042

450 110th Avenue NE, Bellevue, WA 98004

Email: knesse@bellevuewa.gov

The data you seek is now online!

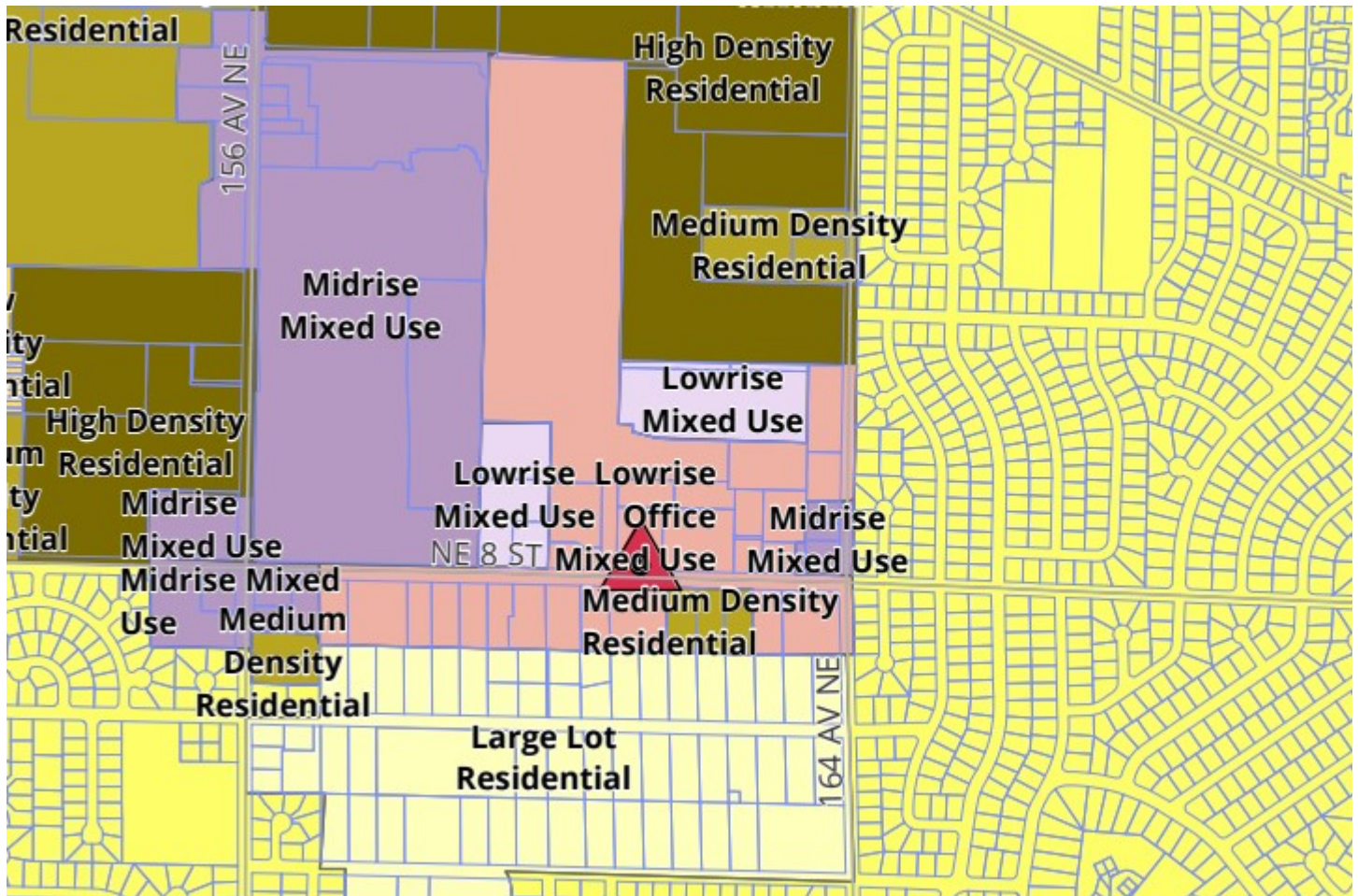
<https://bellevuewa.gov/city-government/departments/community-development/data>

From: Behar, Christina <ChristinaBehar@dwt.com>
Sent: Monday, June 17, 2024 1:44 PM
To: Nesse, Katherine <KNesse@bellevuewa.gov>
Subject: RE: Crossroads CPA

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Hi Katherine,

I just want to confirm that the plan for the Safeguard Storage site in the Crossroads area (address 1015 164th Ave NE) is to change the zoning from CB to Low-rise Mixed Use as part of the upcoming Comprehensive Plan Update. Is this correct? I appreciate your assistance with this!



Thank you,

Christina Behar
Land Use Planner, Davis Wright Tremaine LLP

P 206.757.8426 E christinabehar@dwt.com
A 920 5th Avenue, Suite 3300, Seattle, WA 98104-1610
DWT.COM

From: Nesse, Katherine <KNesse@bellevuewa.gov>
Sent: Wednesday, December 13, 2023 9:42 AM
To: Behar, Christina <ChristinaBehar@dwt.com>
Cc: Tyler, Laurie <LTyler@bellevuewa.gov>; Johnson, Thara <TMJohnson@bellevuewa.gov>
Subject: RE: Crossroads CPA

[EXTERNAL]

Ms. Behar,
Thanks for your email! I'm sorry it has taken so long to get an answer to you. I have included Laurie Tyler because she said she had a similar question from you and Thara Johnson since she first received your question but is on vacation.

In general, the city is not amending any policies in the neighborhood area plans (also called Volume 2). Those have their own amendment process that will restart after the Comprehensive Plan Periodic Update is adopted. That said, we will need to amend some policies that are in conflict with state law or the update to Volume 1 of the Comprehensive Plan. Policy S-CR-80 conflicts with [the map being studied in the FEIS](#) and potential policies around Crossroads as a [Candidate Countywide Center](#). The staff recommendation for the comprehensive plan will likely include amendments to policies in

Volume 2 that conflict with the recommendation for Volume 1, such as S-CR-80. I hope that is helpful but let me know if I can clarify anything.

Kate

Katherine (Kate) Nesse, PhD

Senior Planner, Community Development Department

City of Bellevue

Phone: 425-452-2042

450 110th Avenue NE, Bellevue, WA 98004

Email: knesse@bellevuewa.gov

The data you seek is now online!

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

From: Behar, Christina <ChristinaBehar@dwt.com>

Sent: Tuesday, December 12, 2023 8:09 AM

To: Nesse, Katherine <KNesse@bellevuewa.gov>

Subject: Crossroads CPA

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Good Morning,

Thara is out of the office and referred questions to you. I am hoping you can help me.

I need to find out if there are any CPA's as part of the Comp. Plan Update that will impact District E in the Crossroads subarea. Specifically, are there any changes occurring to Policy S-CR-80? Are you able to help me with this or direct me to who can? If you could get back to me at your earliest convenience, I would greatly appreciate it!

Thank you,



Christina Behar

Land Use Planner | Davis Wright Tremaine LLP

P 206.757.8426 E christinabehar@dwt.com

A 920 5th Avenue, Suite 3300, Seattle, WA 98104-1610

DWT.COM



Nesse, Katherine

From: Dan Fennell <dfennell@hotmail.com>
Sent: Monday, June 17, 2024 5:45 PM
To: PlanningCommission
Subject: Feedback Regarding Proposed Zoning Amendments – Parcel-Specific Proposals and “Umbrella” Designation in Newport Hills Shopping Center

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Dear Members of the Bellevue Planning Commission,

I am writing to you as a long-term (1999) resident of the Newport Hills Neighborhood in Bellevue. I appreciate the opportunity to provide my thoughts on the proposed amendments to the zoning process, specifically the changes for parcel-specific proposals and the introduction of “umbrella” zoning designations. I understand these amendments aim to enhance decision-making efficiency and streamline zoning procedures, which I support in principle. However, I have significant concerns regarding the potential reduction in community and public participation, especially as it pertains to the Newport Hills area.

As you likely know, our neighborhood is home to a large retail core that is in need of redevelopment that can enhance our community, be supported by street infrastructure and provide reasonable opportunity for developers, residents and retail growth. The proposed “umbrella” zoning designations, which would allow property owners to rezone within a broader category without going through the annual Comprehensive Plan Amendment (CPA) process, could lead to significant changes at the Newport Hills Shopping Center without sufficient community input. This would undermine the voices of those most affected by such changes.

While I recognize the benefits of simplifying the zoning process, I urge the Planning Commission to exclude the Newport Hills Shopping Center from the proposed “umbrella” zoning approach. This would ensure that any rezoning efforts at this vital community hub still require thorough public engagement through the CPA process. It is crucial that we maintain a mechanism for meaningful community involvement in decisions that directly impact our local environment, economy, and quality of life.

Balancing efficiency with inclusiveness is essential for effective urban planning. Ensuring substantial community feedback not only enhances the decision-making process but also fosters trust and alignment with the broader interests of Bellevue’s residents. Newport Hills values our unique character and community-focused approach, and any changes to zoning that could impact this should be carefully considered with ample public input.

Thank you for considering my perspective on this matter and I appreciate your service on this important commission! I will make every attempt to join and participate in the meetings in the coming weeks.

Sincerely,

Dan Fennell

127th Place SE

Newport Hills Neighborhood
Bellevue, WA

Nesse, Katherine

From: Johnson, Thara
Sent: Monday, June 17, 2024 7:33 AM
To: Nesse, Katherine; Shull, Janet; Deuling, Teun
Subject: FW: Comment on update of the Comprehensive Plan

FYI

From: David Lai <dlaiocan.lai@gmail.com>
Sent: Sunday, June 16, 2024 9:40 PM
To: Johnson, Thara <TMJohnson@bellevuewa.gov>
Subject: Comment on update of the Comprehensive Plan

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Hello Thara,

My name is David Lai. I am the team lead of a group of volunteers advocating for pickleball courts in Bellevue. We had been working with the Parks Department on this in the last couple of years, resulting in converting several tennis courts to dual-usage courts shared by tennis and pickleball. In addition, the future development of the Bellevue Airfield will include 8 dedicated pickleball courts.

We noticed that the current Comprehensive Plan does not mention pickleball as in "Parks and Community Services manages community and visitor centers located across the city as well as athletic fields and courts supporting organized outdoor sports such as soccer, football, lacrosse, basketball, cricket, baseball, golf, and tennis." We believe that adding pickleball to this sentence would be appropriate in your next Comprehensive Plan update.

We understand that it is just a minor change but it would help to elevate the emerging sport of pickleball to the same level as other traditional sports. Thank you.

Regards,
David Lai 425-8914346

Nesse, Katherine

From: Fay Hou <fayhou@gmail.com>
Sent: Monday, June 17, 2024 1:15 PM
To: PlanningCommission
Cc: Johnson, Thara
Subject: Subject: Opposition to the Proposed Zoning Umbrella

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Subject: Opposition to the Proposed Zoning Umbrella

Dear Planning Commission,

I am a resident of Newport Hills and I am writing to express my opposition to the proposed "Zoning Umbrella".

I believe this proposal could negatively impact our community by reducing public input, altering our neighborhood's character, and shifting decision-making in a way that may decrease accountability.

In Newport Hills we're worried about it because it would mean an end-run around the normal Comprehensive Plan Amendment process & lead straight to an upzone of our neighborhood shopping center. The same would likely happen to the other Neighborhoods Centers.

I urge you to reconsider this proposal and ensure that any changes uphold Bellevue's commitment to transparency, equity, and meaningful public participation.

Best,
Fay Hou

425-516-1227

Nesse, Katherine

From: Judy <swenson@nwlink.com>
Sent: Monday, June 17, 2024 9:35 AM
To: PlanningCommission
Cc: Johnson, Thara
Subject: Bellevue Comprehensive plan/Rezone

[You don't often get email from swenson@nwlink.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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I am writing to voice my objection to the proposed changes the planning commission is considering making that will alter the process for parcel specific zoning.

My family has lived in Newport Hills for 27 years. Our children grew up in the neighborhood, attended school in the neighborhood, played sports and socialized in Newport Hills. It has been a wonderful, safe, friendly neighborhood to raise our family and now spend our retirement in. One of the things that makes Newport Hills unique is that it is quite insular. There are only a few ways to get on and off 'the hill', which often results in long lines of traffic at peak hours. One of my biggest objections to the Zoning Umbrella is that our elected officials (who represent the residents of Bellevue who have voted in said officials) won't be making the zoning requests changes asked for by developers, the planning commission 'paid' staff will. This will allow developers to come into any neighborhood in Bellevue and make changes that will have no impact on the paid staff who have no interest in representing the concerns of the citizens living in those neighborhoods. Such changes could have a huge impact on communities by adding more children, more cars, worse traffic and sadly the potential loss of neighborhood oriented businesses. In a somewhat enclosed neighborhood like Newport Hills, this would be devastating to our community. Our elementary school is already bursting at the seams, the time it takes to get off 'the hill' in the morning and back home in the afternoons is considerate, even for those taking public transport since the busses are stuck in the same traffic as the cars.

The planning commission staff don't live in our neighborhoods and don't know what the residents want. Our elected officials know (or at least should know) what their constituents want. I feel safe in saying, there are likely very few residents in any neighborhood of Bellevue who want to see more traffic, more crowded classrooms, less neighborhood-oriented businesses or people who don't represent them making decisions about what kind of structures/mega housing units can be built in their neighborhoods.

The public needs to retain our right to voice our opinions on proposed zoning changes without having to hire a lawyer to represent us.

Respectfully submitted,
Judy Swenson
Newport Hills

Nesse, Katherine

From: Comp Plan 2044
Sent: Thursday, June 20, 2024 11:32 AM
To: pamjjo@msn.com
Cc: Nesse, Katherine; Deuling, Teun
Subject: RE: Managing Growth

Good morning, Ms. Johnston,

Thank you for reaching out.

Bellevue established housing and job growth targets to do its part to manage the projected regional growth. The housing unit and job targets for Bellevue are developed with guidance from the Washington State Growth Management Act county projections, developed by the Office of Financial Management and direction from Puget Sound Regional Council. The specific targets are determined through collaboration between Bellevue, King County and other cities in the county. The targets have been adopted as part of the 2021 King County Countywide Planning Policies.

The objective of the Comprehensive Plan Periodic Update is to plan for growth to the year 2044 and to continue Bellevue's legacy of well-managed growth that prioritizes a high quality of life. The Comprehensive Plan Periodic Update includes an Environmental Impact Statement (EIS). The EIS process is a tool for identifying and analyzing probable adverse environmental impacts, reasonable alternatives, and potential mitigation. An EIS must inform decision-makers and the public of reasonable alternatives, including mitigation measures that would avoid or minimize adverse impacts or enhance environmental quality. Bellevue also has several functional plans that provide details and implementation specifics for policy areas in the Comprehensive Plan, such as transportation, and are updated more frequently.

One of those functional plans is the Transportation Facilities Plan, or TFP, (more information here: [link](#)) and includes high-priority projects from long-range plans and projects that address emerging needs and opportunities. Updates to the TFP go through a public process and the next update is expected to start in the Fall. The update is also based on a review of performance target gaps as determined by the Comprehensive Plan Periodic Update EIS and identifying improvements to address those gaps. "Gaps" exist where facilities are lacking or conditions fall short of a target. The TFP also serves as the basis for collecting transportation impact fees from developers to pay for facilities needed to serve new growth and development.

If you would like to learn more about the Transportation Facilities Plan, please contact Kevin McDonald, Principal Transportation Planner, at KMcdonald@bellevuewa.gov.

In short, the city is preparing to accommodate future growth and emerging challenges such as traffic congestion through a range of planning efforts, including the Comprehensive Plan Periodic Update. Therefore, staff does not recommend enacting moratoria or using similar instruments that would maintain the status quo and place a hold on the city from accepting new development applications.

Best,

[CuPYAr7%2FT5H3ekK8WdYVKKJd4oScr3AVKw2ctAEtuGtn7W7er%2FvN2Ibl44m8Y4uZXMzStRBEQrPcLTD1KopKgzfqzJ3cGCanDjNIDBvUskwn5hJfh8oz6gJFcUBPFoGzR%2Fdr6DpVpHjmTXCDTPc3hMpS%2B5x%2BBEYJRSr0VqYiSQjZzunT%2FX5wgCRoZJbrv0Tb0dUGn8AyTfl%2FJTZgVB0ZFmyaJ7YhXDDer8CzBjqLAR8qCocbUAxeVitcBY72r7X3AkGNoZ3OSLD10Y%2BxZx%2BvyfW4CBLLeCWQn2W2T2Ntv3g5khCz9RZ%2BY0uid3oCDuvnAFRYVmqMrJg1GBBK3m5VoK1ajuXuo4eqDSQwpZKQKo%2BCihmJjki8hIAX3wolRdLh%2BOKZ7l14QPXDnyfB9ynLEZblK8c3B2sl8feupCJ3fn%2B6v%2Bt%2BNfz1uNKdjg2qpe%2Bd1LNgzUA%3D%3D&X-Amz-SignedHeaders=host&X-Amz-Signature=86b266536b48850fcf6c7ecccc012665409fa0ad8122fddffe971659dd7811a8](#)

With appreciation,

-pamela johnston

Nesse, Katherine

From: Shaina Cordova <scordova99@gmail.com>
Sent: Monday, June 17, 2024 11:23 AM
To: PlanningCommission; Johnson, Thara
Subject: Newport Hills Shopping Center

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Hello!

I will not be able to attend the public hearings for the Bellevue Comprehensive Plan / Rezone, so I wanted to write in. I think upzoning the Newport Hills Shopping Center is a bad idea. Congestion in the morning and evening during rush hour is already horrible. Adding an additional 100+ homes to our neighborhood would make it far worse and unmanageable. Unless the city can come up with a better way to manage congestion and back ups, I think this is a very bad idea. Elementary and Middle schools are already closing all over Bellevue, by adding this many families to the Newport Hills area, the schools will be bursting at the seams.

I would support adding a few more homes or townhomes in that area, but definitely far less than what is being proposed. There are already areas around here building 15+ houses, all of these are going to add up very fast and I am worried about what that means for our daily commute. Adding a few more restaurants or coffee shops in that area would be a great start, I know my neighbors feel the same way. I know we would all be devastated as well if Resonate were to close down or move out of that center.

Newport Hills has always had the charm of being a quiet neighborhood that was still somewhat "safe". These companies just wanted to stack up house after house and only caring about money is not benefiting the community. It is hurting us. Bellevue and the greater Seattle area in general are unrealistically expensive and becoming less and less safe. More and more car break ins and burglary. Please don't ruin the community we have here. Enough has already changed.

Thanks,
Shaina Cordova

Nesse, Katherine

From: T Gabel <t_gabel@comcast.net>
Sent: Monday, June 17, 2024 3:42 PM
To: PlanningCommission
Cc: Johnson, Thara
Subject: Zoning Umbrella proposal is a poor idea

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Planning commission,

I want to express my profound concerns over the zoning umbrella planning proposal.

I live in Newport Hills for over 30 years and watched the number of poorly planned projects occur over the years. Traffic in our neighborhood is horrendous and the mass transit options completely lacking. The traffic issues aren't new and continue to grow without much effort to address the issue. Bus service is spotty and limited.

I am not opposed to all development but allowing a zoning process that circumvents a comprehensive view of short and long term impacts is not sound planning.

2 recent examples:

- Stalled construction project across from Newport High - environmental damage and no increase in housing.
- New ADA curbs on 119th Ave SE where there is no bus service but no complete sidewalk on 123rd which is on a bus line.

There needs to be a comprehensive zoning and planning process that addresses all aspects of good urban planning - infrastructure, environment, financial and quality of life.

Please do not approve a zoning umbrella for Bellevue.

Theresa Gabel
6623 119th Ave SE
Bellevue, WA

Nesse, Katherine

From: Johnson, Thara
Sent: Tuesday, June 18, 2024 12:06 PM
To: Shull, Janet; Rousseau, Gwen; Nesse, Katherine; Deuling, Teun
Subject: FW: Planning Commission letter June 20, 2024
Attachments: Planning Commission letter June 20, 2024.pdf

FYI

From: Jessica Clawson <jessica@mhseattle.com>
Sent: Tuesday, June 18, 2024 12:03 PM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Cc: Johnson, Thara <TMJohnson@bellevuewa.gov>
Subject: Planning Commission letter June 20, 2024

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Hello Planning Commission,

Please see the comment letter regarding a proposed change to Policy CL-88 in the overall Comprehensive Plan. Thank you for your consideration.

McCULLOUGH HILL PLLC

June 18, 2024

Bellevue Planning Commission
Bellevue City Hall
450 110th Avenue NE
Bellevue, WA 98004
Email: planningcommission@bellevuewa.gov

Dear Commissioners:

We represent several property owners with above- or below-grade streams running through their properties in Bel-Red. Previously you amended the Bel-Red policies to allow for extraordinary incentives to encourage stream restoration and enhancement, so that restoration is financially feasible. The following policies include language related to incentives, and we believe these policies should be adopted as recommended:

S-BR-5: Utilize development regulations and incentives for building siting and design to incorporate stream corridors as a significant on-site amenity, and to rehabilitate and improve the economical functions of these corridors.

S-BR-6: Makes additional floor area ratio (FAR) and height available to incentivize infrastructure and amenities that contribute to the public good and respond to unique site characteristics.

S-BR-46: Provide incentives to achieve stream protection and rehabilitation that goes beyond what can be achieved through application of the City's critical area regulations.

However, one policy in the overall comprehensive plan (a pre-existing policy) still requires amendment to be consistent with the other stream policies. We encourage you to recommend changing policy CL-88 in the following manner:

~~Require and~~ Provide incentives for the opening of piped stream segments during redevelopment where scientific analysis demonstrates that substantial habitat function can be restored, and where the cost of restoration is made economically feasible, to create not disproportionate to the a community and environmental benefit.

As we have stated several times, the work to daylight and restore a creek involves astronomical cost and careful engineering. Property owners simply will not redevelop if it is not economically feasible and beneficial for them to do so—meaning that creeks will stay in pipes and surface parking lots will remain in Bel-Red, as well as citywide. As such, the policies need to specifically encourage the proper incentivization of this extraordinary action that will ultimately benefit everyone in Bellevue.

Thank you for your consideration of this change.

Sincerely,

Jessie Clawson

Nesse, Katherine

From: PlanningCommission
Sent: Tuesday, June 18, 2024 10:29 AM
To: Nesse, Katherine; Deuling, Teun; Rousseau, Gwen
Cc: Johnson, Thara
Subject: FW: Zoning Umbrella Proposal

From: shieldsjennifer <shieldsjennifer@comcast.net>
Sent: Tuesday, June 18, 2024 8:51 AM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Cc: Johnson, Thara <TMJohnson@bellevuewa.gov>
Subject: Zoning Umbrella Proposal

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I do not support the proposed zoning umbrella for the following reasons:

significantly reduced public notice and opportunity to provide input different and significantly less stringent criteria for approval decreased accountability to residents due to change in decisionmakers (city staff vs. Planning Commission + Council)

decisions would need to be appealed to the Hearing Examiner, forcing residents to represent themselves or hire an attorney tipping the scale in favor of those with financial resources, thereby failing to uphold Bellevue's commitment to equity

The city should be run by the people, for the people, not the mere few in charge. Please reconsider this proposal.

Jennifer Shields

Nesse, Katherine

From: ritts@comcast.net
Sent: Wednesday, June 19, 2024 10:34 AM
To: Bhargava, Vishal; Goeppeler, Craighton; Ferris, Carolyn; Khanloo, Negin; Cuellar-Calad, Luisa; Lu, Jonny; avillaveces@bellevuewa.gov; Malakoutian, Mo; Johnson, Thara; Nesse, Katherine; King, Emil A.; Gerla, Kathy; Carlson, Diane (she/her); Council
Subject: Testimony/Comments on the Draft 2044 Comprehensive Plan Policy Updates
Attachments: FINAL Rittenhouse Comprehensive Plan 2044 Comments.Testimony 6.18.24.docx
Importance: High

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Dear Planning Commissioners, Mayor, and City Council Members:

I am attaching my testimony/public comments on the Draft 2044 Comprehensive Plan Policy Updates.

I am most deeply concerned about the staff's proposed "umbrella" of land use/zoning categories.

It is a short-sighted and flawed proposal, favoring developers, at the expense of residents and neighborhoods, and should be rejected.

My attached letter highlights the many problems with this proposal, and why using such a method is in direct conflict with the Comprehensive Plan itself.

Thank you for your attention.

Sincerely,
Anne Rittenhouse
Ritts@comcast.net
206-714-0826

June 18, 2024

Re: Comments/Testimony on Draft 2044 Comprehensive Plan Policy Updates

Dear Planning Commissioners, Mayor, and City Council Members:

I would like to take a moment to comment on an item of deep concern in the staff's proposal on the Draft 2044 Comprehensive Plan (CP) Policy Updates.

The proposed "umbrella" of land use/zoning categories by staff should be rejected. It is a short-sighted and flawed proposal, favoring developers, at the expense of residents and neighborhoods.

It would:

- take wildly different parcels;
- apply a range of zoning designations to them;
- lump them into one group, and
- fail to account for the unique characteristics of parcels and neighborhoods.

Simultaneously, it would:

- allow an applicant/developer to easily go from the lowest end of the "umbrella" land use category, to the highest end;
- subject only to the staff's judgment;
- based on owner/developer-supplied information, and
- without the vetted Comprehensive Plan Amendment (CPA) process.

The umbrella proposal takes zoning decision-making away from the Planning Commission and the Bellevue City Council. It would place this "power" in the hands of developers and city staff, and severely limit the notice, time and opportunity for surrounding residents and other affected parties to respond.

"Bellevue's Planning Commission reviews and proposes amendments to the Comprehensive Plan. **Using public input, it also makes recommendations to the City Council on proposed amendments to the Comprehensive Plan and Land Use (Zoning) Code.**"¹

Investors and landlords, sadly, have no duty to the communities in which their property sits, and they can pursue the highest monetary return on their investment, without regard to negative impacts to the neighborhood.

However, as noted above, it is the **duty** of the Planning Commission to gather input from the public, including from those who will be impacted by the changes, such as surrounding properties and neighborhoods. Only after they have gathered and reviewed such information, and the residents have been given ample opportunity to submit comments, should the Commission make an appropriate decision/recommendation for each individual and unique parcel.

Under the proposed change to use an "umbrella" of land use categories, and the accompanying plan to allow staff to upzone a parcel within said "umbrella", surrounding citizens who disagree

with a staff decision, would have to appeal to the City's Hearing Examiner. This process would force residents either to hire an attorney, or to represent themselves against an applicant's legal team, and would be grossly unfair to individual property owners and neighborhoods.

The current CPA process, by contrast, with its requirements of public notice and a finding of "significantly changed conditions", allows time for residents to respond, and time for the City to look at the negative impacts an upzone would have on a well-established neighborhood.

Although there are many, many examples of how such an upzone to the existing Newport Hills Shopping Center parcel would negatively impact our neighborhood, one major, and immediate disastrous effect would be to the traffic. Newport Hills is on a hill, with only a few two-lane roads leading off. We are already clogged during rush hours, and it is not uncommon for me to have to wait through 15 minutes of cars snaking their way to I-405/I-90. This is compounded during times when schools are starting or ending. Metro and school buses get stuck in this heavy traffic, too, which only exacerbates the problem.

As a 20-year real estate broker and right-of-way acquisition professional, I understand that every parcel *AND* every neighborhood is unique. Each has its own characteristics. The Newport Hills Shopping Center, is nothing like Crossroads, or the Kelsey Creek and Bel-East Shopping Centers. Nor is it like any of the other "neighborhood centers," because each is unique.

For the City to adopt a process that would take extremely different parcels, apply a series of zoning designations to them, and then treat them as interchangeable, subject only to staff's judgment as to appropriate uses, would be inequitable and, frankly, a copout by the City to protect its residents.

Additionally, grouping zoning designations together under an "umbrella" and granting staff authority to move a parcel up to a higher use, without adequate public input, seems to be in direct conflict with documents drafted by the staff during the 2044 CP community engagement process, indicating that the City will recognize and provide:

a) **New policies that allow a more specific definition of neighborhood character. It is important that the city's neighborhoods retain a unique sense of place; and policies should support more equitable engagement and engagement with neighborhood groups,**

b) **Policies that support increased communication and collaboration with community members:**

c) **Opportunities for public participation in the planning process, as it is a key requirement and both city staff and decision makers value input from the community and use feedback to inform decisions.**²

Furthermore, it is worth noting that there is also a large section of the 2044 Comprehensive Plan dedicated to Community Engagement:

"Goal - To ensure that the public has on-going opportunities to participate in all planning efforts."

There are 21 Policies listed to engage the community in city projects and policy-making.

The staff's proposal to create "A broader grouping of zones under Future Land Use designations" (an "umbrella" of land use categories) is in direct conflict with those 21 policies for Community Engagement.

I have been, and continue to be, an active resident of Bellevue, both as a citizen and as a formal volunteer. Most notably, I was a member of the Citizen's Advisory Committee for the Newport Hills Subarea Plan after our annexation into Bellevue; a Mediator in the Conflict Resolution Center; a volunteer for Parks & Rec classes; and am currently a member of the Bellevue Network on Aging.

Additionally, I have actively participated in the Bellevue 2044 planning process during these past two years. As a member of the Bellevue Network on Aging, I was a focus group contributor. As an individual, I have attended several community engagement sessions and events throughout the City, as well as many ZOOM meetings to hear updates. And, I have taken the time and effort to read numerous documents that have been submitted by staff along the way. Some of those documents I am quoting in this letter, and have referenced as sources below.

The staff proposal to group different zoning designations under "umbrellas" or land use categories, within which specific properties could be moved from one designation to another, higher one, without going through the annual CPA process, is detrimental to the City of Bellevue residents, and is in direct conflict with policies listed in the Community Engagement section of the Draft 2044 Comprehensive Plan.

This "umbrella" process would:

- largely bypass the Planning Commission;
- reduce the information to be considered by staff and the Planning Commission to that which would be provided by the property owner seeking an upzone, and to those whom they know support its proposal;
- be inequitable, and undemocratic;
- be a failure by the City to protect its residents, and
- be in direct conflict with the 21 Community Engagement Policies of the Draft 2044 Comprehensive Plan.

I urge you to protect the voice of your citizens, neighbors, and voters by rejecting these staff proposals.

Thank you for your consideration in this matter.

Sincerely,

Anne Rittenhouse
6229 121st Ave. SE
Bellevue, WA 98006-4422

REFERENCES/SOURCES FROM THE CITY OF BELLEVUE LISTED ON NEXT PAGE

¹REFERENCES/SOURCE: City of Bellevue

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

²REFERENCES/SOURCE City of Bellevue

a) From Community Engagement Report Phase 4 – Key Policy Moves Page 7

https://bellevuewa.gov/sites/default/files/media/pdf_document/2024/Bellevue%202044%20-%20Phase%204%20Engagement%20Report%20-%20Key%20Policy%20Moves.pdf

Neighborhoods - What People Liked

• **New policies that provide a more specific definition of neighborhood character. It is important to many people the city’s neighborhoods retain a unique sense of place.**

What is Missing

• **Support for more equitable engagement, engagement with neighborhood groups, and a desire to policies related to helping older adults age-in-place were also themes that came up more than once.**

b) Other Elements Page 9

Community Engagement

• **Respondents particularly like policies that support increased communication and collaboration with community members.**

c) How Community Input Will be Used Page 14

Public participation in the planning process is a key requirement and both city staff and decision makers value input from the community and use feedback to inform decisions.

Nesse, Katherine

From: Behar, Christina <ChristinaBehar@dwt.com>
Sent: Wednesday, June 19, 2024 4:13 AM
To: Nesse, Katherine
Subject: RE: Crossroads CPA

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

Thank you for your quick response, Katherine. This is the exact information I needed.

Sincerely,

Christina Behar

Land Use Planner, Davis Wright Tremaine LLP

P 206.757.8426 **E** christinabehar@dwt.com
A 920 5th Avenue, Suite 3300, Seattle, WA 98104-1610
DWT.COM

From: Nesse, Katherine <KNesse@bellevuewa.gov>
Sent: Tuesday, June 18, 2024 9:15 AM
To: Behar, Christina <ChristinaBehar@dwt.com>
Subject: RE: Crossroads CPA

[EXTERNAL]

Ms. Behar,

Yes, you are correct that the [proposed future land use map](#) shows this site as Lowrise Mixed Use. This is not a change in zoning. Lowrise Mixed Use is a future land use designation that is intended to describe the general character of development in the future. Future Land use designations are related to zones and Lowrise Mixed Use is related to Neighborhood Business (NB), Community Business (CB), and a new zone that we have been calling MU-L/M (Mixed Use Low-Medium). Therefore there would be no need for a change in zoning. You can find out the development parameters for CB in the land use code ([LUC 20.20](#)).

You can find the crosswalk between future land use designations and zoning districts (also sometimes called land use districts) on the [Comprehensive Plan website](#). Under the timeline, there is an entry for the Community Meeting on May 6 with links to the presentation, drafts of the Comprehensive Plan and Future Land Use Map, and the crosswalk.

Please let me know if I can answer further questions,
Kate

Katherine (Kate) Nesse, PhD

Senior Planner, Community Development Department

City of Bellevue
Phone: 425-452-2042
450 I 10th Avenue NE, Bellevue, WA 98004
Email: knesse@bellevuewa.gov

The data you seek is now online!

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

From: Behar, Christina <ChristinaBehar@dwt.com>

Sent: Monday, June 17, 2024 1:44 PM

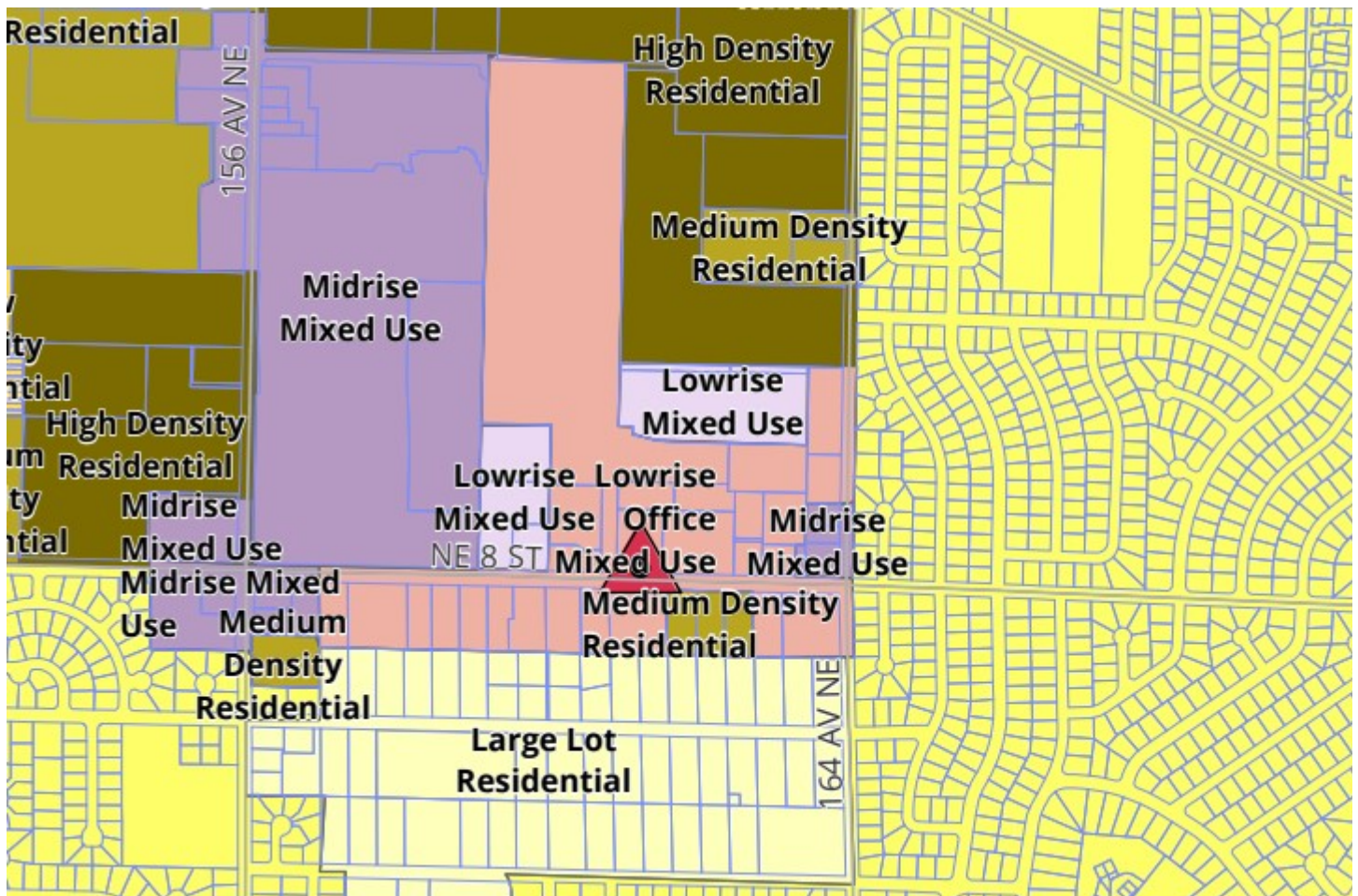
To: Nesse, Katherine <KNesse@bellevuewa.gov>

Subject: RE: Crossroads CPA

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

Hi Katherine,

I just want to confirm that the plan for the Safeguard Storage site in the Crossroads area (address 1015 164th Ave NE) is to change the zoning from CB to Low-rise Mixed Use as part of the upcoming Comprehensive Plan Update. Is this correct? I appreciate your assistance with this!



Thank you,

Christina Behar

Land Use Planner, Davis Wright Tremaine LLP

P 206.757.8426 E christinabehar@dwt.com

A 920 5th Avenue, Suite 3300, Seattle, WA 98104-1610

From: Nesse, Katherine <KNesse@bellevuewa.gov>
Sent: Wednesday, December 13, 2023 9:42 AM
To: Behar, Christina <ChristinaBehar@dwt.com>
Cc: Tyler, Laurie <LTyler@bellevuewa.gov>; Johnson, Thara <TMJohnson@bellevuewa.gov>
Subject: RE: Crossroads CPA

[EXTERNAL]

Ms. Behar,

Thanks for your email! I'm sorry it has taken so long to get an answer to you. I have included Laurie Tyler because she said she had a similar question from you and Thara Johnson since she first received your question but is on vacation.

In general, the city is not amending any policies in the neighborhood area plans (also called Volume 2). Those have their own amendment process that will restart after the Comprehensive Plan Periodic Update is adopted. That said, we will need to amend some policies that are in conflict with state law or the update to Volume 1 of the Comprehensive Plan. Policy S-CR-80 conflicts with [the map being studied in the FEIS](#) and potential policies around Crossroads as a [Candidate Countywide Center](#). The staff recommendation for the comprehensive plan will likely include amendments to policies in Volume 2 that conflict with the recommendation for Volume 1, such as S-CR-80. I hope that is helpful but let me know if I can clarify anything.

Kate

Katherine (Kate) Nesse, PhD

Senior Planner, Community Development Department

City of Bellevue

Phone: 425-452-2042

450 I 10th Avenue NE, Bellevue, WA 98004

Email: knesse@bellevuewa.gov

The data you seek is now online!

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

From: Behar, Christina <ChristinaBehar@dwt.com>
Sent: Tuesday, December 12, 2023 8:09 AM
To: Nesse, Katherine <KNesse@bellevuewa.gov>
Subject: Crossroads CPA

You don't often get email from christinabehar@dwt.com. [Learn why this is important](#)

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Good Morning,

Thara is out of the office and referred questions to you. I am hoping you can help me.

I need to find out if there are any CPA's as part of the Comp. Plan Update that will impact District E in the Crossroads subarea. Specifically, are there any changes occurring to Policy S-CR-80? Are you able to help me with this or direct me to who can? If you could get back to me at your earliest convenience, I would greatly appreciate it!

Thank you,



Christina Behar

Land Use Planner | Davis Wright Tremaine LLP

P 206.757.8426 **E** christinabehar@dwt.com

A 920 5th Avenue, Suite 3300, Seattle, WA 98104-1610

DWT.COM



Nesse, Katherine

From: Betsi Hummer <betsihummer@yahoo.com>
Sent: Wednesday, June 19, 2024 10:08 AM
To: PlanningCommission
Subject: Fw: Way to go, Betsi! Neighbors are really interested in your post!

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[Sent from Yahoo Mail on Android](#)

----- Forwarded Message -----

From: "Nextdoor" <reply@rs.email.nextdoor.com>
To: "betsihummer@yahoo.com" <betsihummer@yahoo.com>
Sent: Tue, Jun 18, 2024 at 9:25 PM
Subject: Way to go, Betsi! Neighbors are really interested in your post!

nextdoor

Neighbors are really interested in your post!

Trusted neighbors like you are making a difference in the neighborhood. What will you share next?

Your post: Rezone without public input?



2.8K
views

[Create new post](#)

This message was intended for betsihummer@yahoo.com
[Unsubscribe or adjust your email settings](#)
Nextdoor, 420 Taylor Street, San Francisco, CA 94102

Nesse, Katherine

From: Ben Mickle <benmickle@gmail.com>
Sent: Thursday, June 20, 2024 8:55 AM
To: PlanningCommission
Subject: TR-57: Road Diets

You don't often get email from benmickle@gmail.com. [Learn why this is important](#)

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

Dear Commissioners,

At your last meeting, you all had a long discussion about TR-57, concerning the repurposing of travel lanes. I was alarmed to see some members of the public encouraging you to turn this policy on its head, from one that allows repurposing lanes, into one that effectively forbids it.

Although the policy doesn't use the term, it is talking about an idea known as a Road Diet. They come in various forms, but they usually involve creating a center turn lane and reducing the car lanes, to make space for bike lanes, bus lanes, or sidewalks.

Road Diets are not some radical cyclist agenda to create more car traffic. The Federal Highway Administration has an entire safety program devoted to them. I encourage you to take a look at it:

<https://highways.dot.gov/safety/other/road-diets>

Here are some highlights from their material:

"The resulting benefits include a crash reduction of 19 to 47 percent, reduced vehicle speed differential, improved mobility and access by all road users, and integration of the roadway into surrounding uses that results in an enhanced quality of life. A key feature of a Road Diet is that it allows reclaimed space to be allocated for other uses, such as turn lanes, bus lanes, pedestrian refuge islands, bike lanes, sidewalks, bus shelters, parking or landscaping.

"FHWA has deemed Road Diets a proven safety countermeasure and promotes them as a safety-focused design alternative to a traditional four-lane, undivided roadway."

Another document you may find useful is this collection of case studies of Road Diet projects. It is also published by the Federal Highway Administration:

https://safety.fhwa.dot.gov/road_diets/case_studies/roaddiet_cs.pdf

I'll highlight just one of those case studies from Des Moines, Iowa:

"The community initially expressed concerns about a potential Road Diet, mostly centered on reducing traffic lanes to accommodate bicyclists. Critics were worried the Road Diet would cause more congestion, thereby encouraging motorists to avoid the area and hurting the businesses along Ingersoll. The community was also worried the change could result in an increase in crashes.

"The city's response was to offer a 6-month trial period for the Road Diet. If the public's concerns came to fruition, then the city would happily convert Ingersoll back to a 4-lane roadway.

"Six months after the conversion, no major traffic problems had developed during the Ingersoll Avenue Road Diet. Although the Road Diet was not initially proposed and promoted as a safety improvement project, a simple before-and-after crash study revealed a **50 percent reduction in crashes**.

"Overall, traffic volumes did not decrease. In fact, there was a 5 percent increase in traffic from 11:00 AM to 1:00 PM, which suggests that motorists found the Ingersoll corridor to be more comfortable and inviting during their lunchtime."

Of course, Road Diet projects can involve making tradeoffs. Our very capable Transportation Department can consider those tradeoffs. But it would be absurd to create a policy discouraging our Transportation Department from using safety strategies that are promoted by the Federal Highway Administration. It would be absurd to create a policy that prevents our community from enjoying all the benefits that Road Diets can offer. Our Comprehensive Plan should encourage our Transportation Department to consider all best practices, including Road Diets, so that they can determine which solutions would best serve our community.

I believe TR-57, as currently written, is a great policy. I encourage you to either keep it without modification, or to add language highlighting the safety benefits of these projects.

Thank you,
Ben Mickle
(a resident of Downtown Bellevue)

Nesse, Katherine

From: Debra Haraldson <norwegian_gal@mac.com>
Sent: Wednesday, June 19, 2024 11:19 AM
To: PlanningCommission
Subject: Newport Hills Shopping Center

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As a resident of Lake Heights for 32 years, I fully support changing the Newport Hills Shopping Center area designation from NB to Low/Medium Mixed Use. This change should be made now as part of the 2044 Comprehensive Plan and subsequent Rezoning process. When changed, a developer need not work within the NB designation nor deal with the Comp Plan Amendment process, neither of which has resulted in a financially viable mixed-use project that is acceptable to a major portion of the community.

This center is beyond its usefulness and desperately needs redevelopment. I urge the Commission to listen to the people in the Newport neighborhood who bring to this issue a positive attitude as opposed to a smaller group in the area who only have negative ideas about the center.

We need more housing and a space for neighbors to gather. This property is perfect for this.

I appreciate your time on this issue.

Debra Haraldson
Lake Heights, Bellevue

Nesse, Katherine

From: laura hauser <laurahauser@me.com>
Sent: Thursday, June 20, 2024 8:41 AM
To: PlanningCommission
Cc: laura hauser
Subject: Planning Commission's Public Hearings on the 2044 Comprehensive Plan Periodic Update - Newport Hills

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To the members of the Planning Commission,

My name is Laura Hauser and I live in the Newport Heights neighborhood where I have lived and raised my family over the past 21 years.

I used to shop at the Newport Hills Shopping Center for groceries and get my prescriptions filled. I had my children enrolled in classes, and have done take out at our local restaurants, but now I am totally dismayed at its current state of disrepair. I have heard that there are challenges to developing this shopping area that are due to the restrictive land use and zoning at the site and due to a small, loud group of anti-development voices.

I would like you to consider in your final recommendation on the comprehensive plan update, to please keep our neighborhood shopping center in mind. There are many of us who are supportive of redevelopment of the shopping center. I want to make sure that:

- The comprehensive plan is bold enough and flexible enough to allow for a future developer to come in and actually be able to redevelop to a useable site for vendors and the neighbors.
- I want our NHSC to reflect Bellevue's "City in a Park" theme - with more open spaces, walkability and an enhanced tree canopy to help the city meet its overall tree canopy goals.
- I am aware that this type of development will need some housing component to support the retail options that my neighbors and I want, and hope it will require adequate parking, walking accessibility and density studies.

I hope these themes can be met with an updated Comprehensive Plan so that we can have a much needed retail, housing and more beautiful Newport Heights center for our community.

Thank you so much,
Laura A Hauser

Nesse, Katherine

From: Nesse, Katherine
Sent: Thursday, June 20, 2024 11:12 AM
To: Mariya Frost
Cc: McDonald, Kevin
Subject: RE: [ext] RE: TR-57

I will update it on the website. If the commission brings it up for discussion, I will note the correction.
Kate

Katherine (Kate) Nesse, PhD
Senior Planner, Community Development Department

City of Bellevue
Phone: 425-452-2042
450 I 10th Avenue NE, Bellevue, WA 98004
Email: knesse@bellevuewa.gov

The data you seek is now online!

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

From: Mariya Frost <mariya.frost@kemperdc.com>
Sent: Thursday, June 20, 2024 10:41 AM
To: Nesse, Katherine <KNesse@bellevuewa.gov>
Cc: McDonald, Kevin <KMcDonald@bellevuewa.gov>
Subject: RE: [ext] RE: TR-57

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Ok, thank you for the quick response. Will that language be updated in the packet?

Sorry, I know I'm being a little nitpicky, but I am a "prevent worse case interpretation" kinda person. Kevin knows this about me. 😊

I will send the letter of support shortly.

Mariya Frost
Director of Transportation
Kemper Development Company
The Bellevue Collection | Bellevue Square Lincoln Square Bellevue Place
425-460-5925 Mobile
mariya.frost@kemperdc.com
www.bellevuecollection.com



From: Nesse, Katherine <KNesse@bellevuewa.gov>
Sent: Thursday, June 20, 2024 10:39 AM
To: Mariya Frost <mariya.frost@kemperdc.com>; McDonald, Kevin <KMcDonald@bellevuewa.gov>

Cc: Johnson, Thara <TMJohnson@bellevuewa.gov>; Shull, Janet <JShull@bellevuewa.gov>

Subject: RE: [ext] RE: TR-57

Mariya,

Thanks for your close reading. I am afraid that some old draft policy language was not removed from the document before it was included in the PC packet. As Kevin said, the proposed policy change is as it reads in the “Proposed Policy Change” column and in the Draft Comprehensive Plan. Please let me know if I can clarify anything else.

Kate

Katherine (Kate) Nesse, PhD

Senior Planner, Community Development Department

City of Bellevue

Phone: 425-452-2042

450 110th Avenue NE, Bellevue, WA 98004

Email: knesse@bellevuewa.gov

The data you seek is now online!

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

From: Mariya Frost <mariya.frost@kemperdc.com>

Sent: Wednesday, June 19, 2024 4:45 PM

To: McDonald, Kevin <KMcDonald@bellevuewa.gov>

Cc: Nesse, Katherine <KNesse@bellevuewa.gov>

Subject: RE: [ext] RE: TR-57

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Kate,

Can you please clarify why that second paragraph under the reason for change is written this way? It appears to express that the intent of the policy is to exclude transit from the “peak period” criteria, and only apply the criteria of optimizing person throughput/technical analysis/other options.

Yet the policy clearly includes transit under all of the criteria it lays out – so could the explaining paragraph for transit please also include the peak period language?

Thank you so much for your help!

Mariya Frost

Director of Transportation

Kemper Development Company

The Bellevue Collection | Bellevue Square Lincoln Square Bellevue Place

425-460-5925 Mobile

mariya.frost@kemperdc.com

www.bellevuecollection.com



THE BELLEVUE COLLECTION™

From: McDonald, Kevin <KMcDonald@bellevuewa.gov>

Sent: Wednesday, June 19, 2024 1:45 PM

To: Mariya Frost <mariya.frost@kemperdc.com>

Cc: Nesse, Katherine <KNesse@bellevuewa.gov>

Subject: [ext] RE: TR-57

Hi Mariya – I have copied Kate on your message regarding the rationale. The amended policy statement is intact. KM

From: Mariya Frost <mariya.frost@kemperdc.com>

Sent: Wednesday, June 19, 2024 12:17 PM

To: McDonald, Kevin <KMcDonald@bellevuewa.gov>

Subject: TR-57

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

Kevin,

Under the TR-57 Reason for Change – I noticed your note about repurposing along the frequent transit network, but there is no wording there about “peak period,” which is in the policy statement. Are you able to change that in the explanation for the CPP note to make it clear that “peak period” applies to any use that a lane is repurposed for? The note seems to suggest that there is an exception to “peak period” when it comes to transit, though the policy statement indicates that is not the case.

New Number	Old Number	Proposed Policy Change	Reason
TR-57	TR-63	Allow for repurposing of travel lanes for other uses such as parking, transit or pedestrian and bicycle facilities where excess vehicular capacity exists <u>at peak periods</u> and/or to optimize person throughput along a corridor <u>following a comprehensive technical analysis and exploration of other options.</u>	Note: Update to allow for excess vehicular capacity along transit corridors to improve transit, and reliability and determine travel lane. Allow for repurposing of travel lanes for other uses such as parking, transit or pedestrian and bicycle facilities where excess vehicular capacity exists and/or to optimize person throughput along a corridor.

Mariya Frost
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Nesse, Katherine

From: Richard Schoebel <rschoebel@roireit.net>
Sent: Thursday, June 20, 2024 4:45 AM
To: PlanningCommission
Cc: Johnson, Thara; Nesse, Katherine; Deuling, Teun; jnagele@hewittseattle.com; sludviksen@hewittseattle.com; Jessica Clawson; imorrison@mhseattle.com; Stuart Tanz
Subject: Request for Crossroads Mall Balanced Highrise Mixed-Use Designation
Attachments: Crossroads Mall PC Presentation 6.20.2024.pdf

Some people who received this message don't often get email from rschoebel@roireit.net. [Learn why this is important](#)

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Dear Planning Commissioners,

On behalf of ROIC, which owns the Crossroads Mall, thank you for the opportunity to comment. We're strongly in support of the City's vision for the future of Crossroads Mall as a mixed-use walkable neighborhood with retail, gathering places, and residential uses near bus rapid transit.

At the Planning Commission's May 28th meeting, you considered whether the Crossroads Mall should be designated high-rise or mid-rise. Ultimately, the Planning Commission was split. We encourage the Commission to take a measured approach and designate the "core" of the Crossroads Mall as High-Rise Mixed Use and perimeters as Mid-Rise Mixed Use as shown below:



This balanced approach will allow us to achieve multiple goals for the health of Crossroads Mall:

- Support residential opportunities. The "core" area of Crossroads includes larger retail spaces, many of which are struggling economically. A high-rise mixed-use designation would allow for flexibility to more easily repurpose those areas as residential when the opportunity arises, while still protecting our beloved, local retail and restaurant spaces.
- Support the vibrancy of the retail. ROIC is committed to the future of Crossroads as a unique, Northwest retail "third place." The future of retail is changing. By providing for more flexibility in the land use designation, this allows the Owner to be responsive to changing market conditions and support

development of new, modern retail. We envision that any mixed-use project would have space for vibrant, appropriately sized retail on the ground floor. This will ensure that Crossroads continues to have successful, interesting retail uses.

For instance, we envision that if the current theater operator vacates, a high-rise mixed-use residential project could have a modern theater space in the heart of the Crossroads Mall.

- Protect the public open space. By focusing more intense development opportunities to the “core” of the Crossroads, this allows for more space between new residential and the City’s park and golf course, which will decrease the shadow impacts on these public spaces.

For these reasons, we encourage the Planning Commission to designate the “core” of Crossroads Mall property as High-rise Mixed Use and the perimeter of the site as Mid-Rise Mixed Use. In talking with City staff, we understand that this balanced approach would be covered by the FEIS analysis.

Thank you for your consideration. We look forward to working with the City on the upcoming subarea plan to ensure that Crossroads Mall remains vibrant and welcoming to Bellevue residents.

Please feel free to contact me with any questions.

Sincerely,
Rich Schoebel

Richard Schoebel
Chief Operating Officer
RETAIL OPPORTUNITY INVESTMENTS CORP
NASDAQ: ROIC
[11250 El Camino Real, Suite 200](#)
[San Diego, CA 92130](#)
[858.255.4902 \(direct\)](#)
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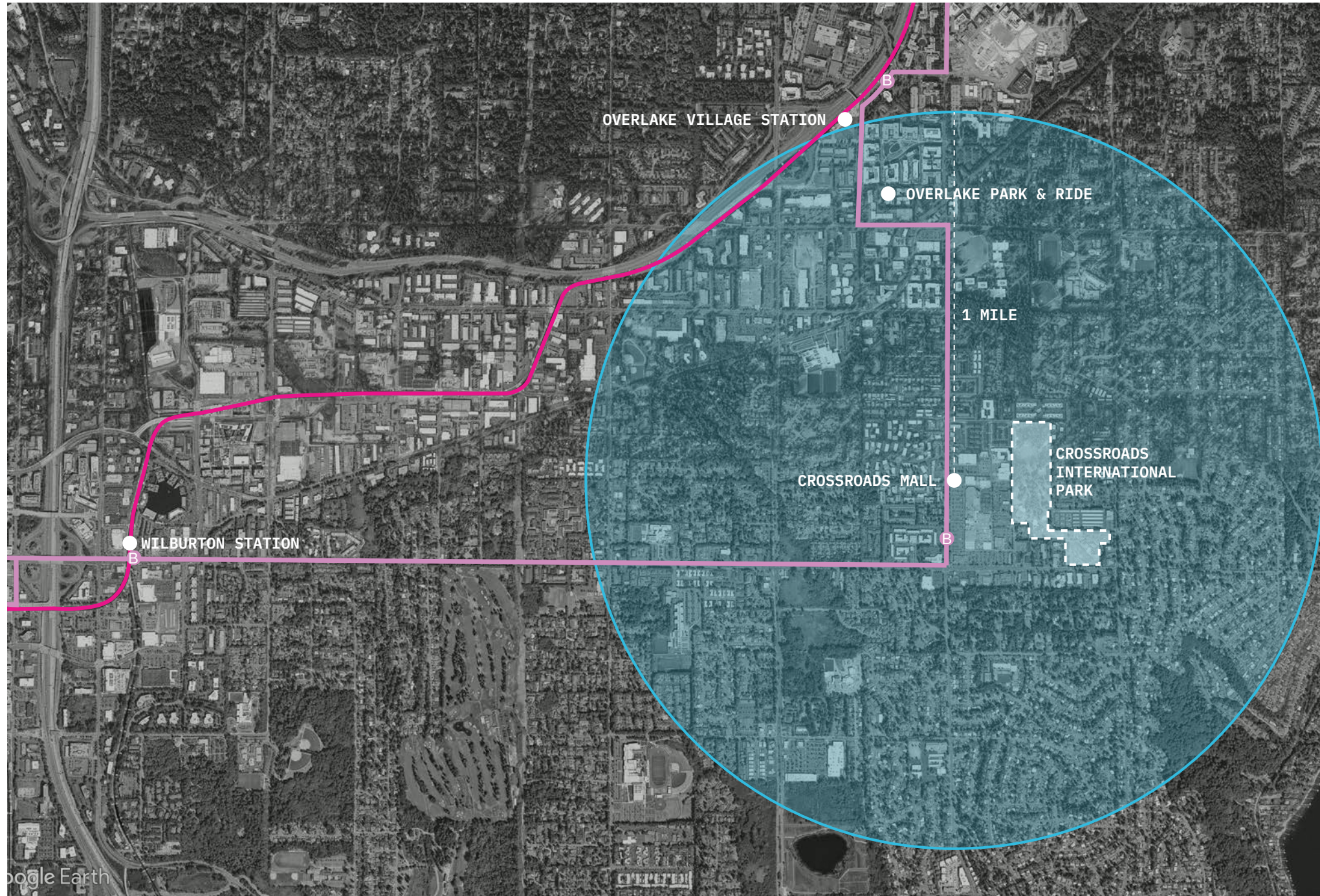
CROSSROADS

STUDY

06.20.24

ARCHITECTURE

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1 MILE WALKING RADIUS

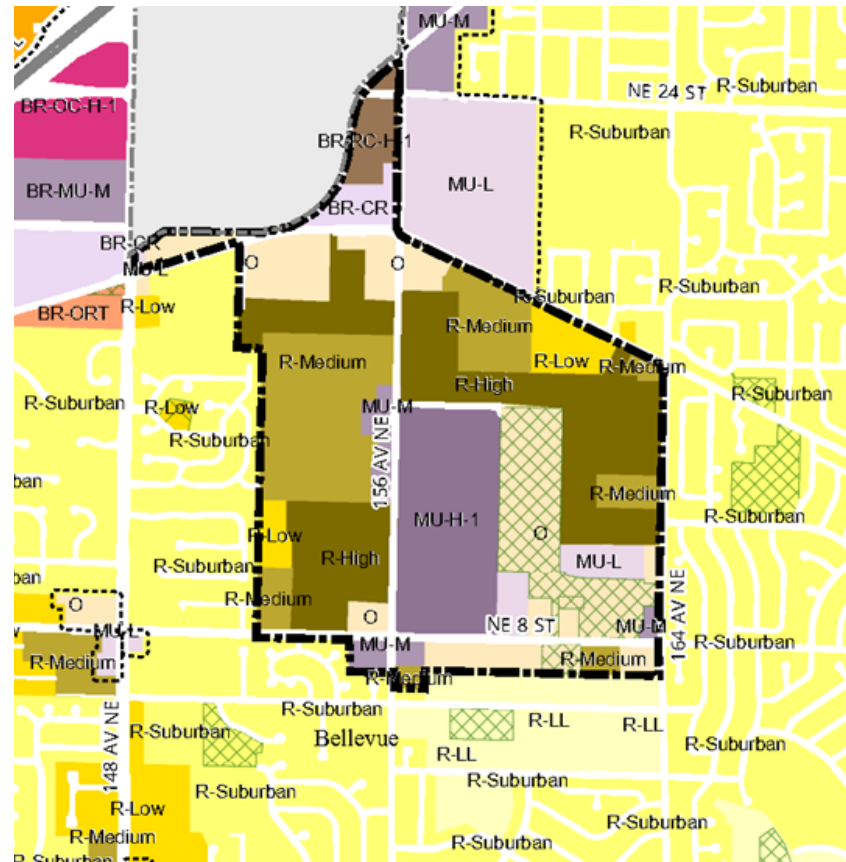
- + 30 minute walk
- + light rail station right on border of 1 mile radius
 - + San Diego approved a plan to allow for high-rises further away from transit - [The San Diego Union-Tribune](#)
 - + original zoning only allowed for high-rises half a mile from transit stops, but this has now been increased to one mile
 - + approved in order to allow for more housing for middle-income and low-income residents
 - + "the policy change makes 5,224 additional acres close enough to transit eligible for developer density bonuses."



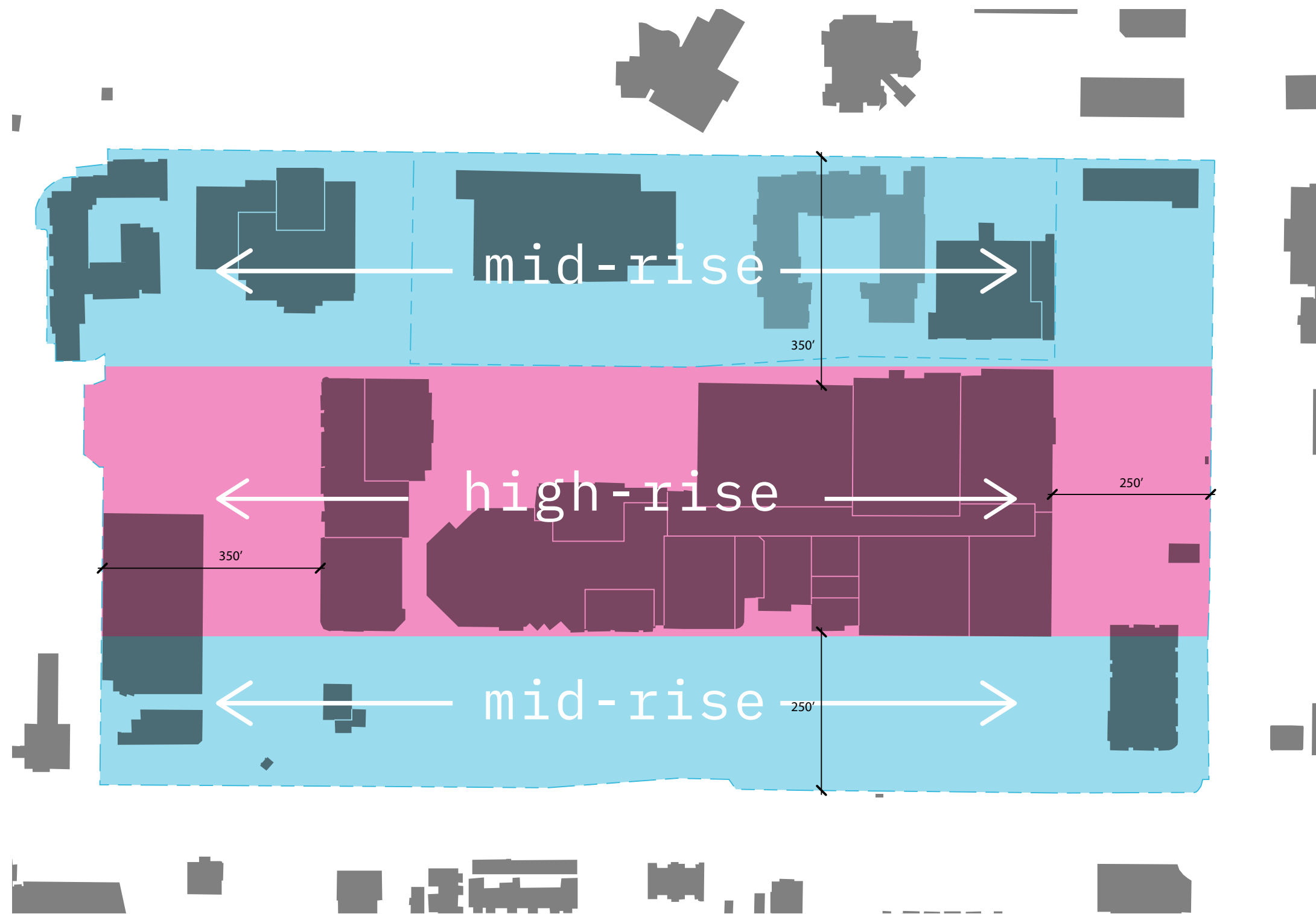
1 MILE RADIUS MAP

What was studied

- Alternative 0:
 - Community Business
- Alternative 1:
 - Midrise Mixed Use
- Alternative 2:
 - Highrise Mixed Use
- Alternative 3:
 - Highrise Mixed Use
- Preferred Alternative:
 - Highrise Mixed Use



Staff proposed reducing the Crossroads designation to Midrise Mixed Use in February 2024. Planning Commission was split on the “right” designation when this was discussed in May. ROIC, as owner of Crossroads, hired Hewitt to evaluate urban design viability for key sites. ROIC asks that the Planning Commission designate only the “core” of Crossroads as Highrise Mixed Use to facilitate maximum flexibility for modern, retail-anchored, mixed-use projects.



SITE DENSITY OPTION



- MEDIUM POTENTIAL
- HIGH POTENTIAL
- CORE COMMUNITY CIVIL PROGRAM TO BE RETAINED ON SITE

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DEVELOPMENT POTENTIAL



- 1. RAPID RIDE STOP
- 2. PHASE 2 MID RISE DEVELOPMENT
- 3. PHASE 2 OPEN SPACE COMMUNITY CONNECTOR
- 4. POTENTIAL PARK / SHOPPING / COMMUNITY CONNECTION
- 5. NORTH STREET CONNECTOR
- 6. CROSSROADS ACTIVE SENIOR APARTMENTS - SHAG
- 7. POTENTIAL MID-RISE SITE
- 8. SHAG PHASE 2
- 9. POTENTIAL 16-24 STORY MIXED-USE SITE
- 10. MALL REDEVELOPMENT SITE - 16-24 STORY MIXED-USE
- 11. POTENTIAL MID-RISE SITE
- 12. LOCAL TRANSIT STOP

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 CONCEPT AXON



SHADOW STUDY | EQUINOX | 3PM