

Public Comment on

Downtown Subarea Plan Update

Permit # 25-102194 AC

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

January 24, 2025 to July 3, 2025

Note: Notice of Application published March 6, 2025

Nesse, Katherine

From: Jessica Clawson <jessica@mhseattle.com>
Sent: Tuesday, June 3, 2025 4:01 PM
To: Nesse, Katherine
Subject: RE: touch base regarding outreach to downtown?

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Hi Kate,

It would be very good to walk through the plan with all of the downtown property owners and developers that you can find/contact. While I know this phase of the plan isn't terribly technical, there are changes to growth targets and changes to policies that are going to lead to code changes. As we all know, the changes to the policies are the guide for the code; once those are passed we can't change them. It's not clear that anyone in downtown is aware of this. What would be most helpful, to convene a group and you can come talk with them and hear their thoughts on policies? Or, let me know what you think would be the best way to organize this.

Thanks.

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From: Nesse, Katherine <KNesse@bellevuewa.gov>
Sent: Tuesday, June 3, 2025 2:37 PM
To: Jessica Clawson <jessica@mhseattle.com>
Subject: RE: touch base regarding outreach to downtown?

Ms. Clawson,

I wanted to follow up on this. If there are groups that you think would be interested in a presentation on this (or you!), I am happy to set up an in-person or virtual presentation/Q&A. Thanks for your engagement with Planning Commission!

Kate

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From: Negin khanloo <khanloo.negin@gmail.com>

Sent: Thursday, May 29, 2025 11:14 AM

To: Jessica Clawson <jessica@mhseattle.com>

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

Subject: Re: touch base regarding outreach to downtown?

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Thanks, Jessica.

I truly appreciate your help—and thank you again for bringing this to our attention. I’m 100% on board with reaching out to as many people as possible to ensure better outreach on all of our commissions items.

Negin

Sent from my iPhone

On May 29, 2025, at 10:42, Jessica Clawson <jessica@mhseattle.com> wrote:

I was just reading my associate’s recounting of the meeting—so it was probably just his summary! Thank you for making sure everything was clarified. It’s funny—I don’t really want to be watching every single darn meeting, but there are a lot of things that get missed by just reading notes and not actually hearing the meeting 😊

Kate and Thara, as you are doing outreach to downtown owners about the comp plan amendment, please let us know how we can help. I recognize that these are not on their face “big deal” amendments, but the policies are changing, and the growth targets are changing—which means an upzone in the future and the policies set everything up for the rezone. It might be good to hear from property owners and other downtown people as to what they’re looking for, or at least get their input on the policies? The growth targets are the growth targets, obviously. I’m not trying to overdo it but also don’t want people to be surprised. Let me know thoughts on that.

Thanks!

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From: Negin khanloo <khanloo.negin@gmail.com>
Sent: Thursday, May 29, 2025 10:03 AM
To: Jessica Clawson <jessica@mhseattle.com>
Cc: Katherine Nesse <KNesse@bellevuewa.gov>; Thara Johnson <tmjohnson@bellevuewa.gov>
Subject: Re: touch base regarding outreach to downtown?

Hello Jessica,

Thank you for reaching out! I appreciate your interest in supporting community engagement.

I wanted to clarify my comment from the Planning Commission meeting. If you're referring to last night's discussion, my response was directed to Commissioner Jonny Lu, who mentioned that most residents downtown are renters. I responded to clarify that not everyone is a renter—there are also many owners, including in my own building. I know quite a few of them personally because they're my neighbors, and I offered to help with outreach since it was mentioned that connecting with owners has been a challenge.

I'm sorry if my accent or the speed of my speech caused any confusion. I'd be happy to chat more if it is needed—just let me know what time works for you!

Also, I'm adding city staff here in case this needs to be noted for the public record or corrected in the meeting minutes if the comment didn't come through clearly.

Negin

Sent from my iPhone

On May 29, 2025, at 09:51, Jessica Clawson <jessica@mhseattle.com> wrote:

Hi,

I heard your comment at planning commission about outreach to owners and property owners (not just renters) in downtown. Do you have like 10 minutes to discuss? I'd like to help.

Thank you!

Nesse, Katherine

From: Mariya Frost <mariya.frost@kemperdc.com>
Sent: Wednesday, June 11, 2025 8:55 AM
To: Nesse, Katherine
Subject: RE: [ext] RE:

[EXTERNAL EMAIL] Use caution when clicking links or opening attachments.

Kate, thank you so much for the update.

I think the problem w/ the language is that it doesn't read like an objective, mode-neutral statement describing the MIP method. It reads like an advocacy statement that downplays the need for and existence of meaningful capacity projects in the TFP. Instead of replacing some of the outdated language with a general statement, our recommendation is to update some of the specific language and balance out the general statement that was added, which is what I tried to do, though I am sure staff could do a better job.

"Travel demand modeling, as well as Mobility Implementation Plan (MIP) goals and performance targets for the vehicular mode (level of service (LOS) and corridor speeds) inform decisions regarding roadway capacity projects. The City's BKRCast modeling projects a 2044 commuter mode share in Downtown Bellevue of XX single occupant vehicles, XX high occupancy vehicles, XX transit and about X walking and bicycling. All modes should be accommodated and improved proportionate to travel demand. Attractive downtown mobility options can improve use of transit, shuttles, rideshare services, walking and bicycling."

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From: Nesse, Katherine <KNesse@bellevuewa.gov>
Sent: Wednesday, June 11, 2025 7:49 AM
To: Mariya Frost <mariya.frost@kemperdc.com>
Subject: [ext] RE:

Mariya,

Thanks for asking. I want to make sure that you are aware that the Planning Commission meeting is starting at 6pm tonight. The commission voted to hold the meeting a half hour earlier because one of the commissioners is traveling.

You are right the narrative was changed to address the transportation planning more generally rather than the specifics that were in the narrative. The specifics are not accurate for the current transportation planning process and a more general reference was proposed.

Kate

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From: Mariya Frost <mariya.frost@kemperdc.com>
Sent: Tuesday, June 10, 2025 2:48 PM
To: Nesse, Katherine <KNesse@bellevuewa.gov>
Subject:

[EXTERNAL EMAIL] Use caution when clicking links or opening attachments.

Kate,

I'm re-reading the agenda memo for tomorrow's PC meeting and am having a hard time finding this portion of the update in the narrative: "The description of transportation planning was also updated to reflect the current method of meeting transportation needs through the performance targets for the multimodal transportation network in the Mobility Implementation Plan."

I don't see mention of the MIP or the performance targets. The targets for vehicular mode were actually removed from the narrative and replaced by a sentence that doesn't touch on the MIP performance targets at all, really. Unless I'm missing something.

Could you please confirm?

Thanks so much! Just making sure I have everything squared away and am not misrepresenting staff efforts.

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