

Public Comment on

Eastgate Neighborhood Area Plan Update

Permit # 25-124769 AC

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

December 24, 2025 to July 8, 2026

Note: Notice of Application published November 5, 2025

Panganiban, Justin

From: leslieegeller@gmail.com
Sent: Friday, January 9, 2026 10:46 AM
To: Panganiban, Justin
Cc: Brod, Brooke
Subject: RE: Eastgate NAP survey results

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

Hi Justin,

Now that it's 2026, I wanted to check again on status of Eastgate & Factoria NAPs. I have some questions. (surprise, surprise! 😊)

1. In your Dec. 9 reply to me below, you said: "We will soon be sending out an email to the Eastgate NAP mailing list regarding next steps and what to expect heading into 2026 regarding past and upcoming engagement opportunities." I have not seen any communications about the NAPs.
2. Also in your Dec. 9 reply, you noted that the Discover Phase Engagement report "is to be published in middle of January, as we transition from the Discover to Define phases of this project." What is the ETA date for Eastgate and Factoria engagement reports to be published?
3. How do you plan to communicate the availability of the reports?
4. What activities have you planned to explain the reports' findings to residents and businesses?
5. I still want to want to review all of the data/input that you collected during the Discovery phase:
 - a. All of the demographic data on all of the respondents, and the manner(s) in which each respondent provided input (eg mailed survey, online survey, EngagingBellevue comment, survey completed at Kickoff, etc). I want to be able to crosstab these data.
 - b. All of the verbatim comments that you collected from all of the outreach activities, which are bulleted on the Discover Phase Wraps Up section on Engaging Bellevue. I would like to know the demographics of the person who made each verbatim, as well as which outreach activity each verbatim was collected.
 - c. Assuming that you ran statistics for your Engagement report, I'd like to see all of the normal stats info: the *n* size for each stat/chart/table; whether the *n* value enables a statistically significant conclusion; the statistical margin of error; etc.
6. Do you have a tentative calendar of outreach, activities, and events for the Define phase? Including touchpoints with Planning Commission and Council.

At Council's Jan. 6 meeting, during a study session update on PorchLight, Plymouth Crossing, and Polaris at Eastgate, some councilmembers wondered whether the NAP teams were doing special outreach to these buildings. Have you, and/or do you plan to? If so, can you please provide details?

Thanks so much,

Leslie

From: Panganiban, Justin <JPanganiba@bellevuewa.gov>
Sent: Friday, December 12, 2025 10:23 AM

To: leslieegeller@gmail.com
Cc: Brod, Brooke <BBrod@bellevuewa.gov>
Subject: RE: Eastgate NAP survey results

Hi Leslie,

I want to first recognize the value of your input as an Eastgate resident and your involvement bringing other residents to the table to participate. Of our different engagement tools, the mailed questionnaire is the most direct way of hearing from Eastgate residents and we received around 100 responses back through that method. We know we reached other Eastgate residents through other avenues, such as the online questionnaire, neighborhood scans, and tabling opportunities. Simultaneously, we strive for robust engagement with under-represented voices in the community that identify as residents, employees, businesses, or students in Eastgate; so several of our engagement tools focus on having their perspectives represented in the planning process.

While we are still formalizing these inputs as we write the engagement report for this phase, we are seeing shared values, challenges, and opportunities among different Eastgate community members – and those shared themes are things we build upon in neighborhood plan policies to reflect what we hear from these diverse voices.

Hope this helps clarify our approach.

Best,

Justin Panganiban, AICP

Pronouns: He/him

Senior Planner/Urban Designer

Community Development, City of Bellevue

jpanganiba@bellevuewa.gov | 425-452-7674 | BellevueWA.gov

My teleworking days are typically Tuesdays and Fridays.

From: leslieegeller@gmail.com <leslieegeller@gmail.com>

Sent: Tuesday, December 9, 2025 12:00 PM

To: Panganiban, Justin <JPanganiba@bellevuewa.gov>

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

Subject: RE: Eastgate NAP survey results

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Thanks, Justin. Do you think that you got what you'd consider a robust representative sample of all Eastgaters? I know the NAP protocol is to count every response equally, with no favor given to actual Eastgate residents. As you know, I am very opposed to this protocol. What I want to avoid is to end up with an Eastgate NAP that really doesn't reflect Eastgate.

Leslie

From: Panganiban, Justin <JPanganiba@bellevuewa.gov>

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

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Hi Leslie,

I appreciate you checking in. We will soon be sending out an email to the Eastgate NAP mailing list regarding next steps and what to expect heading into 2026 regarding past and upcoming engagement opportunities.

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We expect this report to be published in middle of January, as we transition from the Discover to Define phases of this project.

Best,

Justin Panganiban, AICP

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Senior Planner/Urban Designer

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From: leslieegeller@gmail.com <leslieegeller@gmail.com>

Sent: Monday, December 8, 2025 7:46 PM

To: Panganiban, Justin <JPanganiba@bellevuewa.gov>

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

Subject: Eastgate NAP survey results

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Hi Justin,

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I had expressed interest in getting to read all of the results from the various surveys that you conducted over the course of the Engagement Phase, as well as comments, both written and verbal, from the Kickoff, the Engaging Bellevue site, the Neighborhood Scan, and the meeting with the handful of businesses.

What would be the easiest way to get all this info to me?

Thanks very much,

Leslie

Panganiban, Justin

From: Panganiban, Justin
Sent: Monday, January 12, 2026 11:34 AM
To: 'leslieegeller@gmail.com'
Cc: Brod, Brooke
Subject: RE: Eastgate NAP survey results

Hello Leslie,

We are on track to provide an update to community members by mid-January. We are finalizing details so we can provide complete information when it goes out, including availability of the engagement report and upcoming activities. We will utilize all appropriate communication channels to notify people -- including email, website, and social media. As for upcoming Planning Commission and Council touchpoints, those dates are subject to change, so we will communicate those dates once those are scheduled more concretely. In our schedule shared with Council at launch, we aim to have those meetings in March.

The engagement report will provide a detailed overview of feedback received, including appendices of all comments and demographic charts. If, after reading the report, you have questions, we'll be happy to chat more. We are also working with Bellevue TV on an informational video that summarizes report findings that will be posted online and shared through our communications channels. Staff will also be available to answer questions about these findings during our engagement events.

We have made several attempts to connect with Polaris and have yet to get them involved. Folks at Plymouth and Porchlight have expressed interest in hosting something around neighborhood area planning, and we are following up with them on opportunities to engage.

Best,

Justin Panganiban, AICP

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What would be the easiest way to get all this info to me?

Thanks very much,

Leslie

Panganiban, Justin

From: Panganiban, Justin
Sent: Friday, February 27, 2026 5:08 PM
To: Debbie Roberts
Subject: RE: Great communities consultation-Edible Landscape for zero food miles projects

Hello Debbie,

Thank you for reaching out. I appreciate you being able to share this feedback as part of our Great Neighborhoods work in the Eastgate neighborhood. Please feel free to forward me more information about these ideas and opportunities for improvement.

Additionally, I encourage you to visit our online engagement platform Engaging Bellevue, which has more information about the project and ideas we've heard so far from participants:

<https://www.engagingbellevue.com/great-neighborhoods-eastgate>

We currently have a couple tools that you may be interested in checking out, including an [Opportunities Map](#) where you can identify locations and opportunities for improvements to the neighborhood.

Best,

Justin Panganiban, AICP

Pronouns: He/him

Senior Planner/Urban Designer

Community Development, City of Bellevue

jpanganiba@bellevuewa.gov | 425-452-7674 | BellevueWA.gov

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From: Debbie Roberts <essexdebs1@gmail.com>
Sent: Friday, February 27, 2026 3:08 PM
To: Panganiban, Justin <JPanganiba@bellevuewa.gov>
Subject: Great communities consultation-Edible Landscape for zero food miles projects

You don't often get email from essexdebs1@gmail.com. [Learn why this is important](#)

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

Hi Jason and team,

We have worked with children from the BSD to produce edible landscaping vision pieces for the Wilburton development. We are wondering if it would be possible to share these pieces and have this research considered for application within the current Great Communities consultation.

Walking access to free, community-produced fruits and vegetables has been successfully achieved through pea patch exchanges and UK-based community gardens. We would appreciate the opportunity to discuss how these concepts might be integrated into our local projects.

There is also the opportunity to address migration for landslides along Eaglesmere common median. We have produced short videos to highlight the potential to reduce community impacts due to climate

change.

Best regards,

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Subject: Great communities consultation-Edible Landscape for zero food miles projects

Follow Up Flag: Follow up
Flag Status: Flagged

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Debbie Roberts

Panganiban, Justin

From: Debbie Roberts <essexdebs1@gmail.com>
Sent: Monday, March 2, 2026 6:36 PM
To: Panganiban, Justin
Subject: Re: Great communities consultation-Edible Landscape for zero food miles projects

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hi Justin,

Thank you for the information.

I have reviewed the mapping options on the Engaging Bellevue platform; however, they do not currently include my neighborhood, Eaglesmere. I have previously been involved with this area through the Designing Waymarker project and the community garden.

Notably, we have recently seen significant improvements to our street access and underground systems that may be relevant to the consultation.

This research from Arboretum Foundation may be useful to future projects in City of Bellevue and have available co-hort with expertise locally.

<https://arboretumfoundation.org/2026/02/17/therapeutic-horticulture-in-ukraine-and-beyond/>

Best regards,

Debbie Roberts

On Fri, Feb 27, 2026 at 5:07 PM Panganiban, Justin <JPanganiba@bellevuewa.gov> wrote:

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Best regards,

Debbie Roberts

Panganiban, Justin

From: Leslie Geller <leslieegeller@gmail.com>
Sent: Tuesday, March 24, 2026 1:26 PM
To: Panganiban, Justin; Brod, Brooke
Subject: Fwd: Question re use of planning-specific terms

Follow Up Flag: Follow up
Flag Status: Flagged

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

Thanks again for the good meeting yesterday. During the meeting I mentioned about the email I had sent to Kate and Thara about planning team terms. See below.

Begin forwarded message:

From: "Nesse, Katherine" <KNesse@bellevuewa.gov>
Date: March 23, 2026 at 9:18:15 AM PDT
To: leslieegeller@gmail.com
Cc: "Johnson, Thara" <TMJohnson@bellevuewa.gov>
Subject: RE: Question re use of planning-specific terms

Leslie,

Thanks for bringing this up. We are constantly striving to use clearer, more straight forward language. I appreciate your candidness about the difficulty you find with these terms. I will share your thoughts with our team as we consider the way we name events in the future. Thanks!

Kate

Katherine (Kate) Nesse, PhD

Planning Manager & Planning Commission Liaison, Community Development Department

City of Bellevue

Phone: 425-452-2042

450 I 10th Avenue NE, Bellevue, WA 98004

Email: knesse@bellevuewa.gov

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From: leslieegeller@gmail.com <leslieegeller@gmail.com>
Sent: Saturday, March 21, 2026 10:01 AM
To: Johnson, Thara <TMJohnson@bellevuewa.gov>; Nesse, Katherine <KNesse@bellevuewa.gov>
Subject: Question re use of planning-specific terms

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

Sorry for resend – I had the wrong email address for Thara. (not my first time....oops)

From: leslieegeller@gmail.com <leslieegeller@gmail.com>
Sent: Saturday, March 21, 2026 8:47 AM
To: tjohnson@bellevuewa.gov; 'Nesse, Katherine' <KNesse@bellevuewa.gov>
Subject: Question re use of planning-specific terms

Hi Thara and Kate,

I'm not sure who to email with my question, so contacting you both. I am wondering about the Planning team's use of what I consider to be planning-specific terms when communicating to the general public, i.e., "the community". I'm referring to terms such as *policy moves*, *data walk*, *neighborhood scan*. I now know kind of what you mean when you use these terms, because I've asked. But these terms are still like encountering an enigmatic non-English word, for me. Each time I read them or hear them spoken, I have to recall the meaning of the term as explained to me by someone on the planning team, or Brooke Brod. FYI, I don't use any of these terms when I'm speaking or writing to other residents, including my Eastgate Community Association constituents.

If I struggle with what these terms mean, in the context of a project or initiative in Bellevue, I imagine that the vast majority of people who read or hear these terms in planning team communications have no clue what you are talking about. I continue to assert that *data walk* and *neighborhood scan* are complete misnomers. Frankly, I thought *data walk* was some kind of literal walk. I had to read all the info about the parking reform upcoming events to piece together in my mind what the planning team might mean by using this term.

So, finally, my question: Would it be possible to use such planning-specific terms only in internal comms, amongst yourselves? And to use plain English words to come up with a moniker for each term that more intuitively describes the term's concept?

Thanks for reading and considering my request.

Best,

Leslie Geller

Panganiban, Justin

From: PlanningCommission
Sent: Wednesday, March 25, 2026 5:55 PM
To: Panganiban, Justin; Luckin, Zachary
Subject: FW: Support for Ambitious Vision for Eastgate

FYI.

Katherine (Kate) Nesse, PhD

Planning Manager & Planning Commission Liaison, Community Development Department

City of Bellevue

Phone: 425-452-2042

450 110th Avenue NE, Bellevue, WA 98004

Email: knesse@bellevuewa.gov

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From: Cosmos Darwin <csmsdrwn@gmail.com>
Sent: Wednesday, March 25, 2026 5:48 PM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Support for Ambitious Vision for Eastgate

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

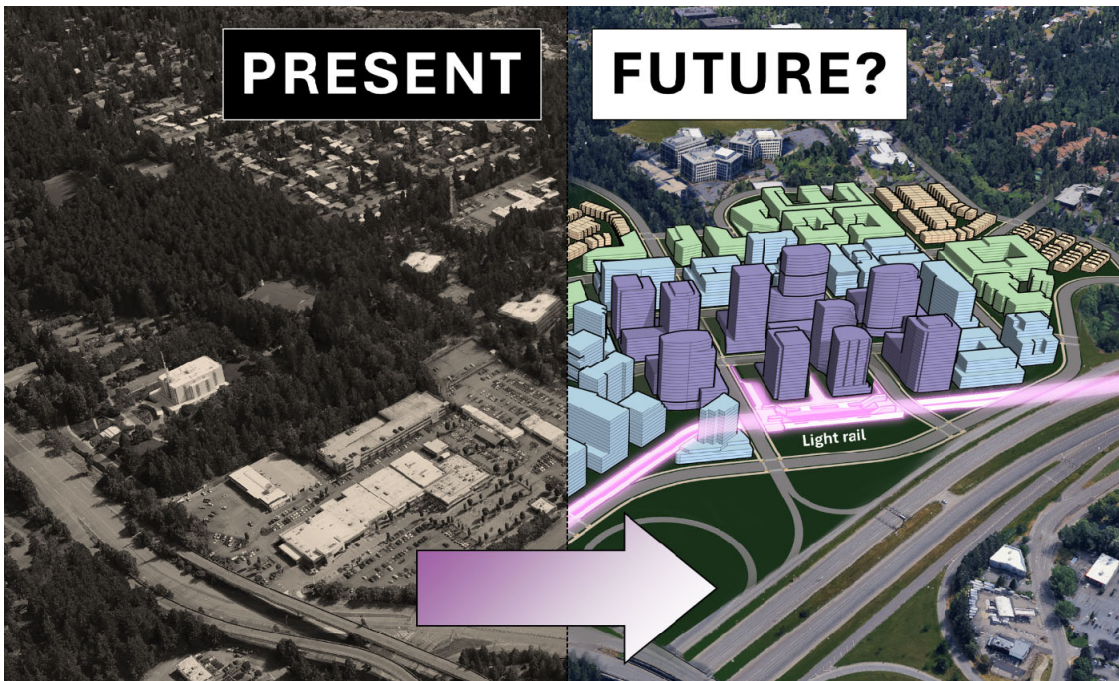
[EXTERNAL EMAIL] Use caution when clicking links or opening attachments.

Hi Planning Commission,

I plan to provide oral comment at tonight's meeting in support of pursuing a truly ambitious vision for the Eastgate and Factoria neighborhoods, especially with light rail expansion on the horizon.

Sometimes a picture is worth a thousand words, so I'm also sharing this op-ed I recently published in The Urbanist about the potential for transit-oriented redevelopment in Eastgate. It includes maps, renderings, and specific ideas you may wish to consider. Please consider taking a look!

<https://www.theurbanist.org/op-ed-light-rail-could-transform-bellevues-eastgate-into-urban-oasis/>



Thank you,

Cosmos

Panganiban, Justin

From: Luckin, Zachary
Sent: Thursday, April 2, 2026 12:33 PM
To: leslieegeller@gmail.com
Cc: Brod, Brooke; Nesse, Katherine; Panganiban, Justin
Subject: Re: Eastgate NAP Q re contacted businesses

Good Afternoon Leslie,

Thank you for reaching out. The planning and Economic Development teams conducted door to door, in person outreach to connect directly with business owners, managers, and staff. We had many meaningful conversations and heard a range of perspectives, recognizing that who we reached varied based on timing, availability, and willingness to share. This approach builds on the Economic Development team's ongoing relationship building efforts and has proven to be an effective way to engage the business community.

Here are a few take aways from our business engagement:

- Regardless of position, business owners, managers, and staff largely shared many of the same concerns.
- Participants noted a need for: affordable housing for employees, business networking and development support, connections to current and future light rail stations, and amenities and gathering spaces within walking distance.
- Challenges participants noted included: traffic congestion, public safety, and pedestrian and bicycle infrastructure.

Best,



Zachary (Zack) Luckin
Senior Planner

Community Development, City of Bellevue
(He/Him)

425-229-6667 | ZLuckin@bellevuewa.gov | BellevueWA.Gov

From: leslieegeller@gmail.com <leslieegeller@gmail.com>
Sent: Monday, March 30, 2026 10:03 AM
To: Luckin, Zachary <ZLuckin@bellevuewa.gov>
Subject: Eastgate NAP Q re contacted businesses

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

Hi Zach,

In Justin's absence, I wanted to ask a question that I've had for many months. It's about outreach to and resulting meaningful input from businesses.

The Phase 1 Eastgate Engagement Report states the following on page 6:

the planning team conducted door-to-door visits to businesses to directly connect with employers and their staff, including small, minority-owned businesses. Approximately 85 businesses in Eastgate **were reached** through these walks, although only 5 businesses attended the business listening session. These attendees owned or operated businesses related to medical services, consulting services, manufacturing, and youth education.

One lesson learned is the need to tailor engagement methods to different business types, as some may prefer evening meetings while others may prefer online engagement. Another lesson learned is getting feedback from businesses when meeting them face-to-face, rather than having them attend a separate event.

1. What do you mean when you report “were reached?” That’s vague and can have various interpretations.
2. Of the 85 businesses, how many times did someone from the planning team actually **speak** with a business owner or manager (ie not just an employee)?
3. Of those contacts, how many were actually meaningful, where the owner/manager made enough time to have a thoughtful conversation in which they offered comments substantial enough to be included as veritable feedback from the business community?

I attended the Nov. 12, 2025 in-person business event at SBCC. I’m not referring to those businesses in my questions above—unless any of them overlap with the 85.

Thank you very much!

Leslie Geller
Eastgate resident

Panganiban, Justin

From: leslieegeller@gmail.com
Sent: Monday, April 20, 2026 1:25 PM
To: Panganiban, Justin
Cc: Brod, Brooke; Luckin, Zachary
Subject: 2026 Eastgate Block Party Invitation - Eastgate NAP

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

Hi Justin,

I want to extend an invitation to the to have a table at the Eastgate Community Association's (ECA) 2026 Block Party. This is our 5th year, and an annual event that the Eastgate community looks forward to. Per the NAP Engagement Plan you sent me last August, it seems that you will still be in the Refine Phase albeit with boards and commissions, not residents. Micki Larimer and I think it would be helpful for Eastgaters who may not have engaged with the NAP process to know about it and how the NAP could impact Eastgate in the future.

Date: Saturday July 11

Time: 11am to 2pm

Place: Newport Way Library back parking lot

The Newport Way Library in Eastgate is partnering with ECA to produce this event.

ECA block parties are a mix of fun and exploration. We invite groups like yours to have a table and connect with the Eastgate community. Feedback from prior years is that tablers and attendees alike find this connection opportunity to be valuable. Our partnership with the library brings more activities for kids, and entertainment. And the ECA always has free ice cream to enjoy. Expect at least 200 people to attend, and 20-30 tablers.

We ask that, if possible, tablers bring their own table and chairs, and a popup tent for shade if you have access to one. The Teen Librarian will organize a bevy of teenagers (they get community service hours) to help out with setup and takedown, including unloading and loading your vehicle, and setting up your "booth."

I hope that you can join us!

Leslie Geller

President, ECA

leslieegeller@gmail.com

206-940-6444 (call or text is fine)

www.EastgateCommunityAssociation.org

Panganiban, Justin

From: Panganiban, Justin
Sent: Wednesday, April 29, 2026 1:02 PM
To: 'Renzee Sto Tomas'
Cc: Ammanamanchi, Rohit
Subject: RE: Class Project

Hi Renzee,

Thank you for reaching out. I included my colleague, Rohit Ammanamanchi, who is with our Transportation dept and who I work with on transportation issues from a neighborhood area planning lens.

Happy to schedule a virtual Teams call for us to chat about your project, if you have dates/times that work on your calendar.

Best,

Justin Panganiban, AICP

Pronouns: He/him

Senior Planner/Urban Designer

Community Development, City of Bellevue

jpanganiba@bellevuewa.gov | 425-452-7674 | BellevueWA.gov

My teleworking days are typically Mondays and Fridays.

From: Renzee Sto Tomas <renzees@uw.edu>
Sent: Wednesday, April 29, 2026 11:14 AM
To: Panganiban, Justin <JPanganiba@bellevuewa.gov>
Subject: Class Project

You don't often get email from renzees@uw.edu. [Learn why this is important](#)

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

Hello Justin,

I found your contact information from the Engaging Bellevue website.

I'm currently a student at the University of Washington studying the Master of Sustainable Transportation program and I'm working on a class project for CET 563 - Transportation Choices & Technology. The objective of my project is to come up with a plan to help improve sustainable transportation options to the neighborhood of Eastgate.

If you have a moment outside of your busy work schedule, I would like to invite you, or someone in the planning department, to a meeting and ask some questions related to my project.

Any kind of help would be greatly appreciated.

Thank you,

Renzee Sto Tomas

Panganiban, Justin

From: Renzee Sto Tomas <renzees@uw.edu>
Sent: Wednesday, April 29, 2026 11:14 AM
To: Panganiban, Justin
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Follow Up Flag: Follow up
Flag Status: Flagged

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Thank you,

Renzee Sto Tomas

Panganiban, Justin

From: Panganiban, Justin
Sent: Friday, May 22, 2026 11:32 AM
To: Brod, Brooke; Jennifer Meyer
Cc: Luckin, Zachary
Subject: RE: Planning Commission Eastgate Survey

Hello Jennifer,

Thank you for your feedback. We'll look into integrating any map references into the survey platform for the future.

The maps referenced in those policies are found in the Comprehensive Plan [Land Use Element](#) on pages 12 and 13. On those pages, you will find definitions of Countywide Centers and Neighborhood Centers as well.

Best,

Justin Panganiban, AICP

Pronouns: He/him

Senior Planner/Urban Designer

Community Development, City of Bellevue

jpanganiba@bellevuewa.gov | 425-452-7674 | BellevueWA.gov

My teleworking days are typically Mondays and Fridays.

From: Brod, Brooke <BBrod@bellevuewa.gov>
Sent: Friday, May 22, 2026 8:55 AM
To: Jennifer Meyer <jen.outzs@gmail.com>
Cc: Panganiban, Justin <JPanganiba@bellevuewa.gov>; Luckin, Zachary <ZLuckin@bellevuewa.gov>
Subject: Re: Planning Commission Eastgate Survey

Hi Jennifer,

Thank you for sharing this feedback. I don't have links to those maps at my fingertips, but I've cc'd our senior planners who should be able to send you that information.



Brooke Brod (*she/her*)

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

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

- James Thurber

From: Jennifer Meyer <jen.outzs@gmail.com>
Sent: Thursday, May 21, 2026 10:51 PM
To: Brod, Brooke <BBrod@bellevuewa.gov>
Subject: Planning Commission Eastgate Survey

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Hi Brooke,

Quick note so suggest that for any future surveys that mention locations in a map, please include links to that map. This survey references "Map LU-2" and "Map LU-3" but I've dug all around the [project page](#) and can not find any map with these designations.

Thank you,
Jennifer Meyer
Eastgate Resident

Panganiban, Justin

From: Brod, Brooke
Sent: Friday, May 22, 2026 8:55 AM
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Jennifer Meyer
Eastgate Resident