

Johnson, Thara

From: Jodie Alberts <jodie@bellevuechamber.org>
Sent: Wednesday, February 14, 2024 12:26 PM
To: PlanningCommission
Cc: Jessica Clawson; Joe Fain
Subject: PLUSH Comments | Future Land Use Map Designations
Attachments: Planning Commission_FLUM_02.14.2024.pdf

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Commissioners,

Thank you for the opportunity to comment on the future land use map designations being discussed at the meeting this evening. Attached is our feedback that we hope you will take into consideration.

If you have any questions, please don't hesitate to contact me.

Best,
Jodie

Jodie Alberts | Vice President of Government Affairs

Bellevue Chamber of Commerce

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330 112th Ave. NE, Suite 100, Bellevue, WA 98004





PLUSH COMMITTEE

Permitting, Land Use, Sustainability, & Housing

bellevuechamber.org

425-454-2464

staff@bellevuechamber.org



February 14, 2024

Planning Commission
City of Bellevue
P.O. Box 90012
Bellevue, WA 98009

Re: Future Land Use Map Categories

Dear Chair Bhargava and Commissioners,

Thank you for your ongoing efforts on the Comprehensive Plan Periodic Update, particularly in your goal to simplify Future Land Use Map Categories, as referenced in agenda item 24-188.

We want to acknowledge the positive steps in the staff's proposal and appreciate their undertaking this task. We appreciate the efforts so far to simplify the Map, but we believe the City should go further. We recommend additional adjustments that are necessary to fully achieve the Commission's objective of consolidating the map designations for improved clarity and efficiency.

First, we propose the removal of "office" and "residential" preferences in high-rise areas of the city. We believe that such specific designations may restrict long-term zoning and development options in these areas, and adopting a more flexible mixed-use classification instead would allow for future flexibility and better adaptation to market conditions.

We specifically recommend further consolidation of the map by adopting the following designations, which would encompass the identified associated zones:

- Downtown (*)
- Urban Core (*)
- Highrise Mixed-Use
 - F3 – Factoria Land Use District 3
 - MU-H-1 – Mixed-Use Highrise 1
 - MU-H-2 – Mixed-Use Highrise 2
 - BR-OR-2 – BelRed Office Residential 2
 - BR-OR-1 – BelRed Office Residential 1
 - OR-H-1 – Office-Residential Highrise 1
 - OR-H-2 – Office-Residential Highrise 2
 - BR-OR-H-1 – Office-Residential Highrise 1
 - BR-OR-H-2 – Office-Residential Highrise 2
 - BR-RC-H-1 – BelRed Residential-Commercial Highrise 1
 - BR-RC-H-2 – BelRed Residential-Commercial Highrise 2
 - RC-H-1 – Residential-Commercial, Highrise 1

- RC-H-2 – Residential-Commercial, Highrise 2
- Midrise Mixed-Use
 - BR-CR- BelREd Commercial-Residential
 - NMU – Neighbrohood Mixed Use
 - EG-TOD – Eastgate TOD
 - EM-TOD-L – East Main TOD, Low
 - F1- Factoria Land Use District 1
 - F2 – Factoria Land Use District 2
 - BR-MU-M – BelRed Mixed Use Medium
 - OLB – Office/Limited Business
 - OLB2 – Office/Limited Business 2
 - OLB-OS – Office/Limited Business, Open Space
 - BR-OR – BelRed Office-Residential
 - OR – M – Office-Residential Midrise
 - BR-RC-3 – BelRed Residential-Commercial 3
 - RC-M – Residential-Commercial, Midrise
- Lowrise Mixed-Use
 - NB – Neighborhood Business
 - CB – Community Business
 - EHDD – Evergreen Highlands Design District
 - MU-L/M - Mixed-Use Lowrise/Midrise
 - O – Office
 - PO – Professonal Office
 - BR-GC – BelRed General Commercial
 - GC – General Commercial
 - BR-ORT – Existing BelRed Office-Residential Transition
 - BR-R – Existing BelRed Residential
- Medical
 - MI – Medical Institution
 - BR-MO – BelRed Medical Office
 - BR-MO-1 – BelRed Medical Office 1
 - BR-MO-H-1 – BelRed Medical Office, Highrise 1
 - BR-MO-H-2 – BelRed Medical Office, Highrise 2
 - BR-MOR-H-1 BelRed Medical Office-Residential, Highrise 1
 - MO-H-1 – Medical Office Highrise 1
 - MO-H-2 – Medical Office Highrise 2
- Institutional (*)
- High Density Residential (*)
- Medium Density Residential (*)
- Low Density Residential
 - R-1 to R-15
 - R-LL – Residential Large Lot
 - R-Surburban
 - R-Low
- Industrial (*)

(* means the same as staff proposed crosswalk)

These streamlined categories align with our collective vision for a more cohesive and adaptable Future Land Use Map. We believe that this refined set of designations will not only simplify and increase the overall efficiency of the Comprehensive Plan. Further, we also hope the City considers further consolidation of its zoning designations as part of its work to implement the Comprehensive Plan.

We appreciate your dedication to this important task and look forward to the continued collaboration towards creating a more effective Future Land Use Map. If there are any additional details or feedback required from our end, please do not hesitate to reach out.

Thank you for your time and consideration.

Sincerely,



Jodie Alberts
Vice President, Government Affairs



Jessica Clawson
PLUSH Committee Chair

Johnson, Thara

From: Craig Spiezle <craigsp@agelight.com>
Sent: Tuesday, February 13, 2024 7:06 PM
To: PlanningCommission
Cc: Johnson, Thara; King, Emil A.
Subject: FW: Oral Comments - Comp Plan & Eastrail
Attachments: Feb 13Parks Commission.pdf

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In advance of the Feb 14th Planning Commission meeting, I would like to share my comments as it pertains to the de-emphasis of neighborhoods with a disproportionate focus shifting to underserved and diverse communities. It is unclear from the community's perspective if this is the intention of the City's revisions. I believe these constituencies are equally important and should not be exclusive from one and another. At the same time, it is reasonable that underserved communities may not be home owners nor pay property taxes and as a result their comments and perspectives might be significantly different than others.

While I am unable to attend the meeting tomorrow, I would welcome the opportunity to discuss these concerns in greater details.

Craig.

From: Craig Spiezle
Sent: Tuesday, February 13, 2024 6:29 PM
To: ParkBoard@bellevuewa.gov
Cc: dhamilton@bellevuewa.gov; Carlson, Diane (she/her) <DCarlson@bellevuewa.gov>; cparker@bellevuewa.gov; King, Emil A. <EAKing@bellevuewa.gov>; Thara Johnson (tmjohnson@bellevuewa.gov) <tmjohnson@bellevuewa.gov>
Subject: Oral Comments - Comp Plan & Eastrail

Thank you for allowing me to speak tonight regarding the comp plan and Eastrail. Attached you will find my oral comments

As noted in my comments I want to thank the Parks Board as well as City staff for their support of Eastrail. As presented to the Transportation Commission last week, significant progress is being made to realize the dream of creating not only a transportation corridor through Bellevue, but perhaps most importantly creating a linear park that will eventually run over 40 miles from Renton to Snohomish. Eastrail will connect many Bellevue amenities and neighborhoods including the Botanical Gardens, the Grand Connection for the entire community.

A second point that I mentioned, is many neighborhood leaders are increasingly concerned that the community engagement component of the comp plan is shifting from neighborhoods and property owners to diverse and underserved community groups. I believe these constituencies are equally important and should not be exclusive from one and another.

I look forward to working with the Board and staff supporting our great parks.

Craig Spiezle
425-985-1421

Feb 13, 2014

City of Bellevue
Parks Board
Council Member Hamilton
450 110th Ave NE
Bellevue, WA

Good evening, Park Board, Park staff and Council Member Hamilton. My name is Craig Spiegle and I am a resident of Bellevue living in the Lochleven neighborhood. I am speaking tonight regarding two topics, Eastrail and the Comp Plan.

First, I want to thank the Parks Board as well as City staff for their support of Eastrail. As presented to the Transportation Commission last week, significant progress is being made to realize the dream of creating not only a transportation corridor through Bellevue, but perhaps most importantly creating a linear park that will eventually run over 40 miles from Renton to Snohomish.

Eastrail will connect many Bellevue amenities and neighborhoods including the Botanical Gardens, the Grand Connection for the entire community. Just today I rode to Renton and saw dozens of families, walkers, birders and runners enjoying it. I am happy to see Eastrail is integrated within the comp plan including items PA5, 6, 10 & 14.

Overall, the comp plan as presented is well grounded. It has evolved over the past several months reflecting community input and looks to the future. In speaking with dozens of Bellevue's great neighborhoods, there is a concern some elements including the community engagement component is being marginalized and shifted from neighborhoods and property owners to diverse and underserved community groups. I believe these constituencies are equally important and should not be exclusive from one and another. Bellevue's great neighborhoods, home owners and tax payers have helped create the vibrant city we have today and their views and concerns should not be diminished.

The last point I would like to make is the elements of the plan focusing on expansion of parks and amenities including items PA2, 3 & 17. I encourage the Board to consider density as a critical factor beyond geography. While one might think downtown and surrounding neighborhoods have plenty of parks today, these needs to be calibrated to the forecasted increased density of downtown. Compounded by the fact that the parks draw users not only from Bellevue but the greater eastside, downtown park space might actually be under represented than potential "park deserts" in other parts of Bellevue.

Thank you in advance for your time this evening and helping make Bellevue a beautiful and welcoming community. I look forward to working with the Board and staff supporting our great parks.



Craig Spiegle
425-985-1421

Johnson, Thara

From: leesgt@aol.com
Sent: Monday, February 12, 2024 12:34 PM
To: Gallant, Kristina
Cc: PlanningCommission; 'Don Marsh'
Subject: RE: Phase 2: Tree Code Public Info Session

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I can not share with you about things that I do not know because they were presented in some other format to others. So if you shared more in order to shorten the presentation the only thing that I can take away from the meeting is what is shared there. Because I have attended all the meetings of the City Council and Planning Commission about “trees”, I have not seen or heard more than the specifics of the words “significant” and “landmark” in those meetings but even those words were not mentioned in this Phase 2 presentation. It makes me wonder what the Planning Commission was aware of beyond “trees” since there were several comments that did not fit the descriptions given at the Botanical Gardens like “permitting for Ornamental tree removal being a burden to property owners” and there was no specific response to the lack of need for a permit for such a tree type. (The other obvious difference with the presentation was the lack of in-depth questioning that normally occurs with a normal substantial presentation.)

Your focus on the LUCAs which are changeable in any year are admirable. My concern is that the Comprehensive Plan is a 20 year plan with definitions missing for these basic tree types being defined in it. A “significant” is nowhere near the description of a tree in the Comprehensive plan, same for the “landmark” tree not being the same as a “significant” tree. These specific tree types are defined by types of trees eligible for the classification (they do not include a vast number of tree types that aren’t basically indigenous) and must be defined specifically. And need for general penalty type for removal without permitted approval. Basic permitting requirements. Etc. Without Comprehensive Plan guidelines being setup there is nothing that maintains the existence of these tree types.

The only way that I can describe my concerns is by the crude comparison of the U.S. Constitution and the laws of the U.S. The Constitution sets standards that are expected to be met and can be modified from time to time to meet new areas of concern. The laws that are made for the U.S. must stand the test of what the general guidelines are. It is different in many ways from the Comprehensive Plan and the LUCAs but the analysis is similar. We are talking about tree types that are not defined currently and have no guidelines established. If we make on LUCA changes, they still have no overall standing and can be removed or radically changed at any point.

I have spoken at several of the council and planning meetings representing Trees for Livability over the last couple of years. Khaiersta, Ruth, Don and I have helped put together information needed for city research through this organization. One piece of this was a petition for the preservation of large trees which now has over 1,700 signatures from those living in Bellevue and a small percentage from areas affected by the changes recommended. I have been at the Great Neighborhood meetings and some of the Bellevue 2044 meetings which had opportunities to actually make statements about large trees but I never saw a presentation that showed anything concrete about “significant” or “landmark” trees implementation in the Comprehensive Plan. I was at the 2044 meeting with lots of staff and Comprehensive Plan parts represented and saw nothing about “significant” or “landmark” changes.

I would recommend that in the future you, at least, add the words “significant” and/or “landmark” before the word “trees” since trees in general can be defined by canopy with some degree of accuracy and “significant” and “landmark” can only be defined by diameter at 4ft from ground level and specific species.

Lee Sargent
425-641-7568
16246 NE 24th ST
Bellevue, WA 98008-2414

trees4livability.org

From: Gallant, Kristina <KGallant@bellevuewa.gov>
Sent: Friday, February 9, 2024 5:55 PM
To: leesgt@aol.com; 'Don Marsh' <donmarsh@300trees.org>
Subject: Re: Phase 2: Tree Code Public Info Session

Hi Lee,

I'm glad you enjoyed the Bellevue Botanical Garden meeting, we were able to go in much greater depth as the meeting was solely focused on the tree code. At Planning Commission meetings, we can only cover a few topics at a time due to busy agendas. Our agenda memos provide additional detail which can help.

We have discussed significant and landmark trees several times with the Planning Commission, and will be updating the definitions of both through the Land Use Code Amendment (LUCA) currently underway. This was not one of the topics covered at the January study session, but it will be at the next study session. Also, in my comments below I defaulted to saying "tree" instead of specifying "significant or landmark tree". To clarify, our regulations for tree retention and removal only apply to significant and landmark trees, so if I'm talking about trees in that context, it always means significant or landmark trees.

Please let me know if I've left any of your questions unanswered. Thanks,
Kristina



Kristina Gallant, AICP

Planning Manager

Code and Policy, Development Services, City of Bellevue
(She/Her)

425-452-6196 | kgallant@bellevuewa.gov | BellevueWA.Gov

From: leesgt@aol.com <leesgt@aol.com>
Sent: Thursday, February 8, 2024 3:23 PM
To: Gallant, Kristina <KGallant@bellevuewa.gov>; 'Don Marsh' <donmarsh@300trees.org>
Subject: RE: Phase 2: Tree Code Public Info Session

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While looking through the information and checking the references below, I was able to find nothing about significant or landmark trees except the mentions of canopy and general statements of trees. Am I missing something? How was I to know that there was a further concern about “significant” or “landmark” trees exclusive of the canopy -that has at least shown up on slides as individual words with no clarification as to 6” or 26” meaning anything - when presented to the Planning Commission and the City Council when I was there?

I liked the meeting on these more specific tree concerns at the Botanical Garden. The Comprehensive Plan needs definitions. It also seems that there should be some generalized reference to the teeth even and administration thereof if the actual LUCAs to be created have the specifics.

Lee Sargent

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From: Gallant, Kristina <KGallant@bellevuewa.gov>
Sent: Wednesday, February 7, 2024 12:36 PM
To: leesgt@aol.com; 'Don Marsh' <donmarsh@300trees.org>
Subject: Re: Phase 2: Tree Code Public Info Session

Hi Lee,

Apologies for the delay, I'm catching up on my email and realize your message got away from me. I've added responses and clarifying questions in blue within your message, below. Please let me know if you have any other questions.

Thanks,

Kristina

From: leesgt@aol.com <leesgt@aol.com>
Sent: Monday, January 22, 2024 11:45 AM
To: Gallant, Kristina <KGallant@bellevuewa.gov>; 'Don Marsh' <donmarsh@300trees.org>
Subject: RE: Phase 2: Tree Code Public Info Session

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I have another question or two.

I am not certain whether the Comprehensive Plan is being updated for the penalty requirements and/or the retention need-not necessarily the specifics which would be actually incorporated in the LUCA as a to be later clarified? It seems that if it is not included in a reasonably general way that the LUCA will not hold much need to be kept as time goes for the next 20 years based on annual changes of the LUCA. As then the definitions in the Comprehensive plan could have no required teeth and result in something like we experienced over a year ago before the quick LUCA fix.

- Our Comprehensive Plan provides vision and general guidance to direct our regulations, but the actual regulatory details with "teeth" are always kept in the code. There is nothing to prevent our approach with these code updates in the Comprehensive Plan, and the [Environmental Stewardship Plan](#) also provides more specific guidance for the code update. Any future updates to tree regulations in the Land Use Code would be required to go through a public process, including initiation by Council, recommendation by the Planning Commission, and a public hearing. If you have concerns with the Comprehensive Plan, I recommend engaging with the [periodic update process](#) currently underway.

Are these significant trees and landmark trees to be judged when there are no other land use changes being done? In other words, are we going to identify publicly that these trees need to be permitted at any time cutting or major work is done on these types of trees?

- We are also developing changes that would apply to regulations for trees outside of the development process, including permitting for tree removal. These regulations are housed in the Bellevue City Code, and only the City Council reviews proposed updates to the City Code. The Planning Commission only has authority over the Land Use Code, where our regulations that apply to development are housed. As a result, while we are gathering general input from the PC and keeping them updated on our approach for the related City Code Amendments, they will not review the full text of the city code amendments. Once the Planning Commission has finished

reviewing and making a recommendation on our full draft LUCA, we will move on to the City Council, who will review both the draft LUCA and Bellevue City Code Amendment.

- Put another way, the Planning Commission is currently working on reviewing the regulations that will apply to the development process. Once that's complete, the City Council will review the Planning Commission's recommendations, and also consider proposed amendments to regulations that apply outside development. They will then take action on all of the proposed amendments, both city and land use code, at once. The reason for this is the legal foundation establishing the Planning Commission's role and responsibilities, which we have to be very clear on.

It seems from my point of view that these are very gray areas at the moment.

Thanks,

Lee Sargent

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From: leesgt@aol.com <leesgt@aol.com>

Sent: Wednesday, January 17, 2024 1:57 PM

To: 'Gallant, Kristina' <KGallant@bellevuewa.gov>; 'Don Marsh' <donmarsh@300trees.org>

Subject: RE: Phase 2: Tree Code Public Info Session

I appreciate your timely response to our concerns.

I know that there are complications in implementing the changes especially the changes required for handling property tree updates without related other land use building criteria.

I am concerned even more because of the lateness of the consideration of these changes since it gives a much shorter time frame to consider what should be done along with what has been done in other cities with the same concerns. In City Council meeting presentations and Planning Commission meetings that I have attended for almost two years there has been only three slides that described any of the tree code concerns or complications. Those three slides were talked about almost exclusively about numbers of attendees, locations for attendee info gathering and with great detail on the types of people that attended based on gender, race, age, etc. The only things describing the Significant trees on the slides were the names Significant and Landmark and virtually nothing else. And the one that I seem to remember most clearly was a presentation on the Wilburton Option 3 presentation. It seems that if something is complicated there needs to be more discussions of the complicated part and in these slide presentations it seemed only the name Significant had priority. Why not a separate presentation with the scope of the issues beyond attendance concerns?

I think that the Tree Code modification deserves its own presentation for the Significant and Landmark trees to City Council and Planning Commission since it does have more complication in bringing it into significant consideration for evaluation beyond current limitation of land use. The complications need to be addressed separately so that viable Significant and Landmark trees are not removed by “accident”.

Given that Landmark Trees are much bigger and far older than smaller Significant trees there needs to be a greater importance than just a diameter inch consideration. It takes decades to replace a Significant tree but up to 100 years to replace a Landmark tree. Not only that but the Landmark tree root structure maintains a larger footprint on the property so if smaller trees are what are replacing it in inches of diameter will there be enough room for a Significant tree to grow in or a much larger Landmark tree to actually exist in.

Without sufficient penalties for real replacement of illegally removed trees, why would anyone stop?

The idea that so many people are trying to get across is that large trees are a city resource, not a homeowner/developer decision to do with as they please. The city is responsible for the overall health of the community and is careful about all other potential threats to the communities/neighborhoods in its domain. The property owner is generally only interested in what he owns. But the city is careful to limit space between properties, electricity and its use, impermeable surface placement, toxic disposal, water usage, etc. because of the city’s other limitations(code limitations and penalties for violations) for the betterment of the community. We then will have healthy communities in general.

I look forward to seeing you determine to be useful in the betterment of our community.

Lee Sargent

425-641-7568

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Bellevue, WA 98008-2414

trees4livability.org

From: Gallant, Kristina <KGallant@bellevuewa.gov>
Sent: Wednesday, January 17, 2024 8:48 AM
To: Don Marsh <donmarsh@300trees.org>; leesgt@aol.com
Subject: Re: Phase 2: Tree Code Public Info Session

Good morning Don and Lee,

Thanks for both of your comments and for your participation last week. We do want to have the opportunity to incorporate community feedback into the final proposal, which is why several project topics are not yet final and were presented for comment during the meeting. As both of you are aware, this is a complex topic, and each time we resolve one component several more are revealed.

We are looking forward to sharing draft revisions very soon, though the full draft Land Use Code Amendment (LUCA) will be available before the Bellevue City Code Amendment (BCCA). We will be presenting the proposed draft LUCA to the Planning Commission over the next two meetings - a first set of topics in the January 24 study session, and the remainder on February 28. This will primarily concern

tree retention with development. The full text of the BCCA will not be released until we are preparing to engage with Council on both the LUCA and BCCA later this spring, as the Planning Commission does not review amendments to the Bellevue City Code. This code regulates a number of hot topics, including permitting for removal outside development, so we have more time to work through those amendments.

Thanks again for your continued engagement,

Kristina

From: Don Marsh <donmarsh@300trees.org>

Sent: Monday, January 15, 2024 12:44 PM

To: leesgt@aol.com <leesgt@aol.com>

Cc: Gallant, Kristina <KGallant@bellevuewa.gov>; Council <Council@bellevuewa.gov>;
PlanningCommission <PlanningCommission@bellevuewa.gov>

Subject: Re: Phase 2: Tree Code Public Info Session

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

Don

On Jan 15, 2024, at 12:36 PM, leesgt@aol.com wrote:

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

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

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

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

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

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

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

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

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

Less focused were the

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

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

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

I was pleased by the ob

Lee Sargent

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Mobile: 206-8616140

Johnson, Thara

From: Reet Sangha <reet@lat65capital.com>
Sent: Monday, February 12, 2024 8:56 AM
To: Gallant, Kristina
Cc: Johnson, Thara; PlanningCommission
Subject: Re: Inconsistency in LUC Policy Footnote + Comp Plan Map

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Kristina,

Thanks for getting back!

Do you know what the updated policy will read?

Or, what the process is related to having it updated/the language updated?

On Mon, Feb 12, 2024 at 8:25 AM Gallant, Kristina <KGallant@bellevuewa.gov> wrote:

Good morning Reet,

Thanks for flagging this apparent inconsistency in the code, we will address it along with our other updates following the Comprehensive Plan update adoption. Meanwhile, please contact the [Land Use department](#) on the interpretation and application of this footnote. They will need to consider the specific property in question to make an interpretation about the footnote's applicability.

Thanks,
Kristina

Johnson, Thara

From: Gallant, Kristina
Sent: Monday, February 12, 2024 8:25 AM
To: Reet Sangha; Johnson, Thara
Cc: PlanningCommission
Subject: Re: Inconsistency in LUC Policy Footnote + Comp Plan Map

Good morning Reet,

Thanks for flagging this apparent inconsistency in the code, we will address it along with our other updates following the Comprehensive Plan update adoption. Meanwhile, please contact the [Land Use department](#) on the interpretation and application of this footnote. They will need to consider the specific property in question to make an interpretation about the footnote's applicability.

Thanks,
Kristina



Kristina Gallant, AICP

Planning Manager

Code and Policy, Development Services, City of Bellevue
(She/Her)

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From: Reet Sangha <reet@lat65capital.com>
Sent: Thursday, February 8, 2024 11:43 AM
To: Johnson, Thara <TMJohnson@bellevuewa.gov>
Cc: PlanningCommission <PlanningCommission@bellevuewa.gov>; Menard, Mathieu <MMenard@bellevuewa.gov>; Gallant, Kristina <KGallant@bellevuewa.gov>
Subject: Re: Inconsistency in LUC Policy Footnote + Comp Plan Map

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Perfect! Thanks for the info, Thara.
Kirstina/Mathieu - Please let me know.

On Thu, Feb 8, 2024 at 11:38 AM Johnson, Thara <TMJohnson@bellevuewa.gov> wrote:
Reet,

Neither the Planning Commission or City Council makes interpretations on the Land Use Code. The Planning Commission holds hearings and makes recommendations on changes to the land use code and Comprehensive Plan, and City Council makes the final decision. This is called a legislative process.

Interpretations are handled administratively, and I will defer to Kristina and Mathieu to weigh in on the process.

Thara Johnson

From: Reet Sangha <reet@lat65capital.com>
Sent: Thursday, February 8, 2024 10:48 AM
To: Johnson, Thara <TMJohnson@bellevuewa.gov>
Cc: PlanningCommission <PlanningCommission@bellevuewa.gov>; Menard, Mathieu <MMenard@bellevuewa.gov>; Gallant, Kristina <KGallant@bellevuewa.gov>
Subject: Re: Inconsistency in LUC Policy Footnote + Comp Plan Map

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Thara and others,

Thanks for your quick response and for your attention. What you made makes sense!

Until there is a permanent fix here later this year, I am wondering if there is an "emergency" protocol in place (either with City Council? Or, the Planning Commission?) to help "interpret" the intent of this policy in the interim.

I'd like to know if this policy footnote that limits retail uses in CB districts to less than 100K gross square feet or less would also apply to CB districts in Eastgate.

I imagine that the policy footnote was motivated by not letting any "one use" be monolithic.

Thanks for suggestions of any next steps here.

Reet

On Thu, Feb 8, 2024 at 10:31 AM Johnson, Thara <TMJohnson@bellevuewa.gov> wrote:

Hello Reet,

Thank you for brining this to our attention. We intend to update the land use code to align with the changes to the Comprehensive Plan that is currently underway, once we have the Periodic Update complete in Q3 of this year. Alongside that, some of these other needed changes could also be addressed to correct subarea boundaries.

Our Code and Policy team will be working on changes to the land use code, and I am copying them on this email so that they can weigh in as well.

As I mentioned in a prior email, subarea boundaries are corrected, as we update each of the subarea plans. We have made updates to Northeast and Northwest Bellevue which also impacted boundaries in Crossroads. The next two subarea plan updates will most likely be Newport Hills and Crossroads.

Thank you,

Thara Johnson



Thara Johnson

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

From: Reet Sangha <reet@lat65capital.com>
Sent: Thursday, February 8, 2024 10:20 AM
To: Johnson, Thara <TMJohnson@bellevuewa.gov>
Cc: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Inconsistency in LUC Policy Footnote + Comp Plan Map

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Hi Thara,

I believe I am seeing an inconsistency in the LUC and the Comprehensive Plan Subareas Map.

Specifically, I am looking at a "footnote policy" that reads:

(36) Retail uses in CB Districts in the following subareas, as designated in the Comprehensive Plan, are limited in size to 100,000 gross square feet or less: **Bridle Trails, Evergreen Highlands, Newcastle, North Bellevue, Northeast Bellevue, Richards Valley, South Bellevue, Southeast Bellevue, and Wilburton; provided, that in CB Districts in the Wilburton Subarea, retail uses may be allowed to exceed 100,000 gross square feet through a Council-approved development agreement that is consistent with Chapter 36.70B RCW and includes design guidelines that (a) address the potential impacts of that scale of retail use, and (b) are consistent with the vision of Comprehensive Plan Policy S-WI-3 regarding the creation of a "retail village" on the commercial area west of 120th Avenue NE.**

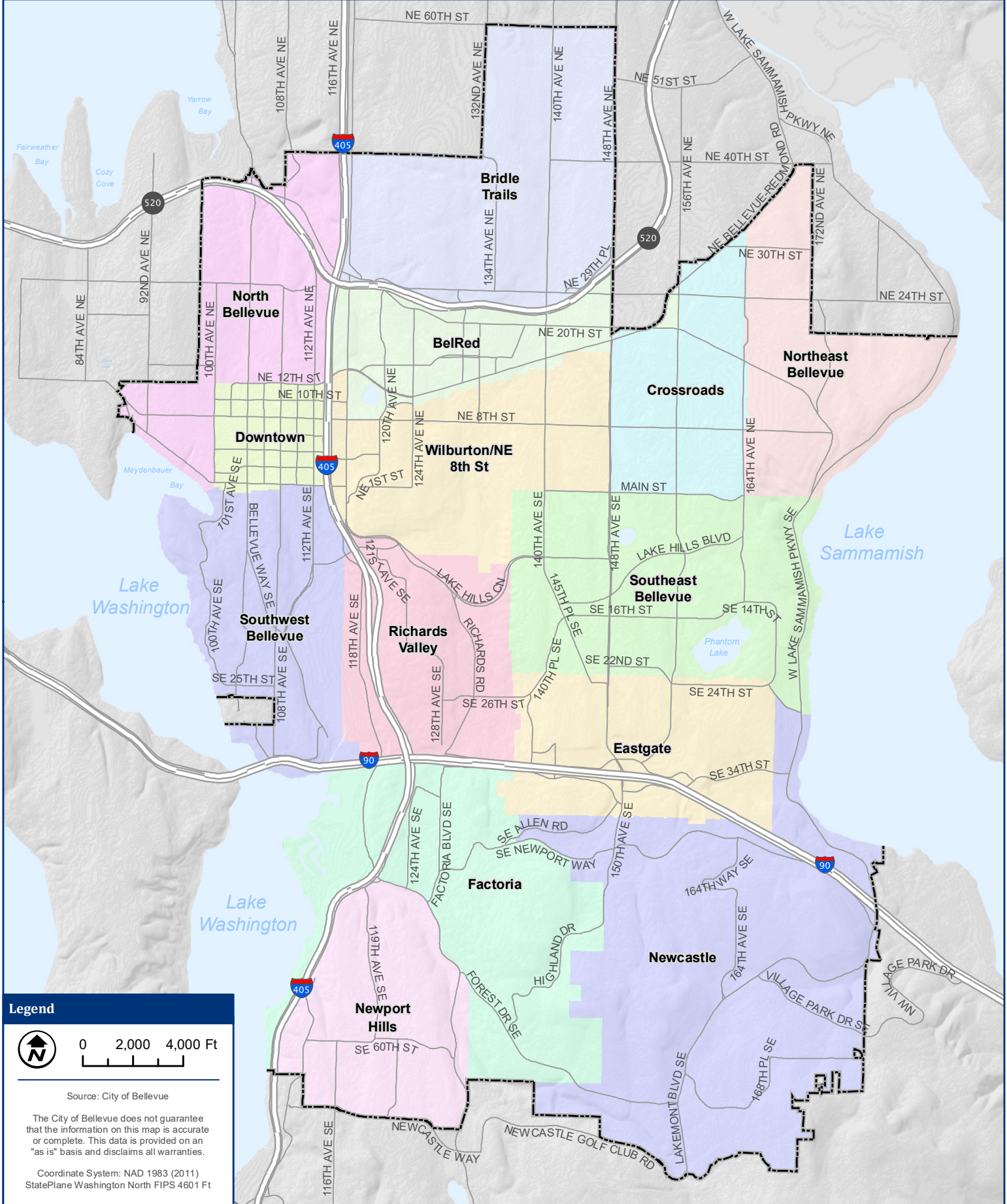
As you can see, the mention of the CB districts in the subareas is not consistent with the current Subareas Map in the Comprehensive Plan (see attached). For instance, "Evergreen Highlands" is now something else. Eastgate isn't mentioned, etc. This makes me think that as the Subareas were updated, this Policy Footnote wasn't updated to match.

What is the best way to get this inconsistency addressed?

Reet

Subareas

Comprehensive Plan



Legend



0 2,000 4,000 Ft

Source: City of Bellevue

The City of Bellevue does not guarantee that the information on this map is accurate or complete. This data is provided on an "as is" basis and disclaims all warranties.

Coordinate System: NAD 1983 (2011)
StatePlane Washington North FIPS 4601 Ft

Johnson, Thara

From: Paul 2012 <paulr012@hotmail.com>
Sent: Friday, February 9, 2024 12:13 PM
To: PlanningCommission
Subject: feb 14 meeting

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[Is the Feb 14 meeting an opportunity for oral comment on tree policy updates?](#)

[PR](#)

Johnson, Thara

From: leesgt@aol.com
Sent: Friday, February 9, 2024 11:23 AM
To: Don Marsh; Jane Ge; Khaiersta English; Ruth Lipscomb
Cc: Gallant, Kristina; Council; PlanningCommission
Subject: FW: Planning Commission Agenda is Available Online

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Reference to upcoming meeting agenda below for next Wednesday. Kind of general topics but seem to be presenting things we may be concerned about. ((In the future, if the City Hall parking lot is full, there is an entrance around the block on 112th that can be used for overflowing. This entrance can be accessed via an alley with entrances on the South side of this alley and one of which will be unbarred and designated for city hall visitors.))

So far, I have not been impressed with how things are going. I really am concerned about what happened at the last Planning Commission meeting. The meshing of the events that prevented people from parking to attend the meeting. All the spaces were filled and the entrance to the parking around the corner on exiting were filling fast. When I got parking in the City parking below the city hall-no real signage, only 3 people talked to the significant tree issue directly two for included me and retired architect and one against a developer rep saying it will cost \$100,000 to make changes if there is a big tree and make affordability less tenable. The lackluster presentation by staff with no slides on what was important about significant/landmark trees to be included in the Comprehensive Plan.

1. Even one committee member saying that if developers don't build in Bellevue, they will build in the county-what the heck?.
2. A committee member brought up HB 1110 and another bill which I believe alludes to the override of city ordinances regarding trees for affordable housing.
3. A committee member also mentioned the prohibitive cost of permitting and referred to a call-in person - which may have been the same person plus another in the City Council meeting that was pointed out by staff at the time to be residing in protected growth areas that didn't apply to the changes being considered.
4. Another committee member sharing that architectural costs do pose an affordable housing issue.
5. Another comment about excessive permitting cost for an ornamental tree removal of given diameter. Demonstrating the lack of knowledge about the restriction of significant/landmark trees to a list of mostly native trees that was clearly stated at the Botanical Gardens event but never shown in the exceedingly short presentations to Council and Planning members apparently.

I watched that staff member in the presentation at the Botanical Gardens (well attended despite the significant weather conditions) which was much more thorough and detailed about permitting cost and significant tree size and landmark tree size and types of trees to include, surrounding 6 community analysis, hired consultant analysis, etc. but not at this last City Planning meeting. This is the third time I have watched the proceedings in Council and Planning Commission about significant trees and it showed the same lackluster presentation style with little effort to encourage comment or real direction in materials that I saw and heard. (I can safely say that I have never been apart of any presentation to the City Council and/or City Planning Commission that lacked as much substance as the ones about Significant and Landmark trees).

I attended the 2044 school meeting near the Botanical Gardens and saw a large amount of presentations with staff to answer questions but I did not see any presentation about significant or landmark trees. I wonder how that got

overlooked. I was directed the 2044 page by the staff person for information and comments. I found nothing to feed my comments or ideas off of on those pages since I found no reference to significant/landmark tree information.

Lee Sargent
425-641-7568
16246 NE 24th ST
Bellevue, WA 98008-2414

trees4livability.org

From: City of Bellevue <bellevuewa@public.govdelivery.com>
Sent: Friday, February 9, 2024 9:40 AM
To: leesgt@aol.com
Subject: Planning Commission Agenda is Available Online

The Planning Commission meeting agenda for February 14, 2024, is [now available](#).

Update your subscriptions, modify your password or e-mail address, or stop subscriptions at any time on your [Subscriber Preferences Page](#). You will need to use your email address to log in. If you have questions or problems with the subscription service, please visit [subscriberhelp.govdelivery.com](#).

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Johnson, Thara

From: Phyllis <phyllisjwhite11@gmail.com>
Sent: Thursday, February 8, 2024 3:26 PM
To: pamjjo@msn.com
Cc: McCormick-Huentelman, Mike; King, Emil A.; Bhargava, Vishal; Goeppele, Craighton; ljlopezmsl@gmail.com; phyllisjwhite@comcast.net; PlanningCommission; Craig Spiezle
Subject: Re: Comp Plan trust/education/feedback/buy-in and

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Hello Pam,

Have you received a reply?

Phyllis

On Tue, Feb 6, 2024 at 3:15 PM Craig Spiezle <craigsp@agelight.com> wrote:

This would be great. In advance I have re-attached my marked-up doc (via inserted comments in the PDF) specific to Community engagement and the significantly reduced emphasis on neighborhoods. The implications are significant as this could diminish the impact to home owners while increasing focus on renters. Personally I do not believe one constituency should not be prioritized at the detriment of others, nor do I believe that is the intent, but it is how this document has evolved.

As noted in my earlier email to the Planning Commission and Staff

Attached you will find comments specific to the Comprehensive Plan Periodic amendments focused on community engagement, presented to the Planning Commission on Jan 24th. I have inserted comments and suggested edits within the document. This is a good start, but in general, it appears this has been written with an increase focus on diverse communities, while removing mention of neighborhoods. As you may recall this point was raised several times by Commissioner Goeppele at the Commission meeting and it was unclear if staff was willing to consider the change. I believe this is a significant pivot from the past focus of the City promoting the "great neighborhoods".

Second while I strongly support the need to be more inclusive, some of the wording appears to be placing a higher priority on underserved community's vs those that might be most directly impacted. While DEI is important, I suggest staff to take a step back and re-evaluate this document. As many cities, universities and corporations have learned, the focus of DEI has at times swung too far, at the detriment of others.

From: p johnston <pamjjo@msn.com>

Sent: Tuesday, February 6, 2024 12:21 PM

To: Mike McCormick Huentelman (MMHuent@bellevuewa.gov) <MMHuent@bellevuewa.gov>; Emil King (eaking@bellevuewa.gov) <eaking@bellevuewa.gov>; Vishal Bhargava (VBhargava@bellevuewa.gov) <VBhargava@bellevuewa.gov>

Cc: cgoeppele@bellevuewa.gov; ljlopezmsl@gmail.com; Craig Spiezle <craigsp@agelight.com>; phyllisjwhite@comcast.net

Subject: RE: Comp Plan trust/education/feedback/buy-in and

Can we meet to discuss trust/education/feedback/buy-in and schedule for Comp Plan?

Loretta, Phylis, and Craig would like to attend.

When are you available?

Cordially,

-pamela Johnston

 425-881-3301

Johnson, Thara

From: lesliegeller@gmail.com
Sent: Thursday, February 8, 2024 9:54 AM
To: PlanningCommission
Subject: Major Procedural & Substantive Concerns with Michael's Subaru Application
Attachments: LetterToVishalBhargava_SunsetVillage.pdf

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Hi Chair Bhargava,

Attached please find a letter from Eastgate area residents and business owner who are very concerned about the procedure and substance of Lithia Real Estate (Michael's Subaru) application to demolish the remaining small businesses at Sunset Village and build a new, larger auto dealership in a Community Business zone.

Thank you for listening to our concerns about this application.

Sincerely,

Leslie
Leslie Geller
President, Eastgate Community Association
www.EastgateCommunity.org

February 8, 2024

Dear Planning Commission Chair Bhargava,

We are writing this letter to raise **procedural and substantive** concerns about the Land Use Amendment application (23-126844-LI) by Lithia Real Estate Inc. (“Lithia”). In this application, Lithia is proposing to add a car dealership by demolishing Sunset Village, a long-established community retail center in Eastgate.

Below, we outline irrefutable ways in which **Lithia’s application isn’t procedurally appropriate for an Administrative Amendment or a Conditional Use Permit**. City of Bellevue minimally should ensure Lithia’s application is routed properly for development review by the City.

Procedural Arguments against Administrative Amendment

By going through the Administrative Amendment process to a 2004 Conditional Use Permit (CUP, “the original approval”), Lithia’s application posits that an additional auto dealership at Sunset Village meets the primary decision criteria of an Administrative Amendment (Bellevue Land Use Code 20.30B.175.D2). **However, this is far from the truth.** For reference, the relevant decision criteria is copied below:

- The amendment maintains the design intent or purpose of the original approval.
- The amendment maintains the quality of design or product established by the original approval.
- The amendment is not materially detrimental to uses or property in the immediate vicinity of the subject property.

Lithia’s *Project Narrative*, submitted to Development Services on November 29, 2023, claims to satisfy this criteria. Lithia asserts that, “*The amendment maintains auto sales and service use as approved in the original Conditional Use Permit and complies with other land use requirements in the use district,*” and that, “*The amendment maintains the quality of design of adjacent uses previously approved.*” **However, Lithia negligently omits the original approval’s inclusion of small business-centric retail at Sunset Village.**

A review of the 2004 CUP reveals that **the design intent and purpose of this original approval was to preserve retail space for small businesses** while allowing Michael’s Toyota to occupy a vacant space within Sunset Village. City of Bellevue Development Services’ *Land Use Division Staff Report* for the 2004 CUP makes explicit this design intent and purpose on Page 2 of 30: “***The rest of the existing shopping center, 19,611 square feet, will remain and continue to be occupied by various tenants.***” Those spaces, in fact, have continued to operate as thriving small businesses and gathering places. Lithia’s proposal to eliminate a successful retail center is **materially detrimental** and the proposed use is beyond the scope of the original approval, so it doesn’t **procedurally qualify as an Administrative Amendment**.

In terms of precedent, the current proposal is far more invasive and complex than a garage built by Michael's Toyota in 2011 at Sunset Village. Even though this garage had no impact on retail space at Sunset Village, Development Services routed this project, not as an Administrative Amendment, but as a new CUP.

Given the current application proposes a vastly different Sunset Village, the project scope actually extends even beyond a new CUP (see "Substantive Arguments against new CUP" below). By demolishing a community retail center in favor of a second auto dealership, Lithia's proposal effectively **transforms the function of a mixed-use site in "Community Business" to a site in "General Commercial"**, the only Land Use District that outright permits auto retail sales in Bellevue. **A change of this magnitude is properly addressed by the City's annual site-specific Comprehensive Plan Amendment process.**

Substantive Arguments against new CUP

For a new CUP, Bellevue Land Use Code criteria looks for whether the "conditional use is consistent with the Comprehensive Plan" (LUC 20.30B.140A). We contend that a new auto dealership in Eastgate violates many Comprehensive Plan policies in significant ways, as well as contradicts the redevelopment guidance provided for Sunset Village by the City's *Eastgate/I-90 Land Use and Transportation Project* in 2012, a multi-year study focusing on how to develop Eastgate into 2030.

Violations of Eastgate Subarea Policies

The following **policies of the Eastgate Subarea Plan**, part of the Comprehensive Plan, would be violated by Lithia's proposed project:

- **S-EG-43:** Retain **neighborhood-serving commercial** uses through flexible zoning that allows a rich combination of neighborhood retail and services.
- **S-EG-3:** Encourage office and retail land uses that take advantage of freeway access, transit service, and non-motorized transportation alternatives **without adversely impacting residential neighborhoods.**
- **S-EG-4:** Encourage the integration of restaurants and other commercial uses that **serve local workers** into and adjacent to office development to enhance the mix of uses within walking distance of employment areas.
- **S-EG-29:** Encourage the development of a dynamic public realm by **integrating publicly accessible plazas, open spaces, and other gathering spaces** within private development in commercial, office, and mixed use areas.
- **S-EG-19:** Reinforce the area's location on the Mountains to Sound Greenway, **accentuate Eastgate as a major entry into Bellevue**, and emphasize the emerging urban character of the Eastgate I-90 corridor through the application of land use regulations, public amenity incentives, and design guidelines.

- **S-EG-21:** Consider design review for commercial, office, and mixed use development that **promotes pedestrian-friendly design**, ensures quality and a sense of permanence, promotes environmental sustainability and creates a distinct identity.

The Citizen Advisory Committee Final Report of April 5, 2012 for the City's *Eastgate/I-90 Land Use and Transportation Project* specifically called out Sunset Village:

- *"There are also some small service retail businesses on the east perimeter of this area. Because they fill a local need, **these small restaurants and other shops should be encouraged to remain.**"*
- *"Given the changing nature of the auto sales and service industry, the City should ensure that this mix of employment generating and service providing uses is encouraged. Restaurants, food stores and other community based businesses, as well as specialty shops would find this an attractive location because of its central location ability to draw customers from both north and south of I-90. Because of the site's high visibility and central location, its **redevelopment should be viewed as an opportunity to connect Eastgate's disparate districts** and improve its overall identity. Redevelopment should therefore be accompanied by substantial pedestrian/bike access and landscaping improvements."*
- *"Ensure that new development maximizes the opportunity to unify the Eastgate area and substantially **upgrade the area's identity and connections to surrounding neighborhoods.**"*

Violations of the Current Comprehensive Plan

Lithia's proposal violates many policies of the current Comprehensive Plan. In the plan, Map LU-3 "Community Gathering Places", **highlights Sunset Village as offering "Eating and Drinking Places."** Furthermore, the following Land Use (LU), Neighborhood (N), Economic Development (ED) policies of the Comprehensive Plan would be violated by the proposal:

- **LU-16:** Maintain stability and **improve the vitality of residential neighborhoods** through adherence to, and enforcement of, the City's Land Use regulations.
- **LU-17: Maintain areas for shopping centers designed to serve neighborhoods**, recognizing their multiple roles: serving residents' needs, acting as community gathering places, and helping to establish neighborhood identity.
- **LU-19:** Support mixed residential/commercial development in all Neighborhood Business and Community Business land use districts in a manner that is compatible with nearby uses.
- **LU-21:** Support development of compact, **livable and walkable mixed use centers** in BelRed, **Eastgate**, Factoria, Wilburton and Crossroads
- **LU-25:** Assess the compatibility of commercial uses and other more intense uses when located in mixed use and predominantly residential areas.

- **LU-28: Encourage neighborhood retail and personal services** to locate at appropriate locations where local economic demand, local citizen acceptance, and design solutions demonstrate compatibility with the neighborhood.
- **N-9: Preserve and develop distinctive neighborhood character** within Bellevue’s diverse neighborhoods.
- **ED-2:** Promote **local businesses** and locally-produced goods and services.
- **ED-3:** Develop and maintain regulations that allow for continued economic growth while respecting the environment and **quality of life of city neighborhoods**.
- **ED-9:** Work with the business community and residential interests to **promote community interests** and to address differences in a manner that minimizes conflict.
- **ED-24:** Cultivate development of diverse, distinctive, well defined places that invite community activity and gathering. Specifically **facilitate the redevelopment and re-invigoration of older neighborhood shopping centers**. Work with stakeholders to transform such centers into high quality and dynamic retail/mixed use commercial areas that also provide a gathering place and sense of community for the neighborhood. Allow for flexibility to repurpose and reuse a variety of building types to accommodate new uses.

Violations of Proposed “Bellevue 2044” Comp Plan Update

Lithia’s proposal also violates the following draft updated policies for the “Bellevue 2044” plan:

Neighborhoods

- New policy to ensure people’s basic needs are met in every neighborhood, including: a range of housing types; housing at different affordability levels; **access to services** like grocery stores or pharmacies; parks and natural areas; and **places to gather**.

Land Use

Mixed Use and Neighborhood Centers

- New policy to support the **establishment of new Neighborhood Centers** in the future. Engage the community to identify areas of the city that need additional services.
- Update to existing policy to support development of compact, livable, and **walkable mixed-use centers** in BelRed, East Main, Wilburton, Crossroads, Factoria, and **Eastgate**.

Economic Development

- New policy to support the development of **diverse community gathering spaces**. Allow for flexibility and creativity in redeveloping existing spaces for new uses.

Community Engagement

- New policy to **encourage stakeholder analysis before launching a project**, to understand who will be impacted. Stakeholder analysis should pay particular attention to groups that have been historically underserved.

Conclusion

As patrons of local gathering places and community-oriented retail that is walkable, bikeable, and transit-friendly, we know from heartfelt stories of hundreds of Bellevue families that Sunset Village has played this important role since its inception, including when we needed third places during COVID. Given current and forthcoming projects for adding housing to Eastgate (e.g., Polaris at Eastgate, Airport Townhomes, new density requirements from the State) and for new public facilities in Eastgate (e.g., Aquatics Center at Airfield Park), Sunset Village's restaurants and retail shops will become even more essential in Eastgate.

We strongly defend that Lithia's application should not be moved forward as an Administrative Amendment, given procedural flaws. It shouldn't even be accepted as a new CUP, given substantive violations of the City's Comprehensive Plan. On behalf of Bellevue households affected by this proposal, we urge the City to carefully consider the negative and far-reaching impact that the loss of this gathering place, located at a gateway, would have on the residents of Eastgate and adjacent neighborhoods and visitors to South Bellevue in the years and decades to come.

Sincerely,

Leslie Geller, President, Eastgate Community Association

Micki Larimer, Vice President, Eastgate Community Association

Reet Sangha, Small Business Owner in Eastgate

Angela Kirkman, Spiritridge Resident

Rodney Kinney, Eastgate Resident

cc

Land Use Director Liz Stead

Associate Planner Komal Agarwal

City Manager Diane Carlson

Mayor Lynne Robinson

Deputy Mayor Mo Malakoutian

Jared Nieuwenhuis, Councilmember

Conrad Lee, Councilmember

Dave Hamilton, Councilmember

John Stokes, Councilmember

Janice Zahn, Councilmember

City of Bellevue Economic Development

Johnson, Thara

From: Steve Kunkel <stevekunkel@icloud.com>
Sent: Thursday, February 8, 2024 9:12 AM
To: PlanningCommission
Cc: Council
Subject: Newport Hills Shopping Center
Attachments: NH Shopping Center 2024.docx

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Dear Council Members and Land Use Planners,

Attached please find my letter regarding the future of the Newport Hills Shopping Center.

I have been a resident of Newport Hills since 1984 and served as President of the Newport Hills Community Club in 2006.

Sincerely,

Steve Kunkel

February 8, 2024

Re: Newport Hill Shopping Center

Dear Members of the Bellevue City Council

It understandable that some Newport Hills residents feel strongly about leaving the shopping center the way it is because of loyalty to the current businesses, fear of losing what has become familiar and fear that changes might not offer any improvement over what is there now. Progress and profit go hand in hand. You can't have one without the other. But progress simply for the sake of profit should not be driving force for updating the Newport Hills Shopping Center. Maybe this is the underlying fear of change here. And I agree that building something new just because the existing buildings are old and architecturally out of date should not be the prevailing motivation. However, I believe the time is right to consider the future of the shopping center in the light of current and emerging lifestyle trends in this area. It's not that "something" must be done, it's more about what "can" be done?

Based on the results of previous failed attempts to build a new shopping center it is apparently not economically feasible using the current NB (Neighborhood Business) land use code. A Low and Medium Mixed-Use classification will be required to build something that will go beyond what we have now. Can the City please lead the way for re-zoning this property so that financially feasible options that actually improve the shopping center be considered? In particular, can the current height restrictions be eliminated while feasible design options are considered?

Here are some tangible benefits to the community resulting from a re-zone that will allow profit AND progress in the form of a new shopping center development:

1. Adding additional living units would help to support a variety of retail businesses.
2. Apartments could serve:
 - a. singles or couples
 - b. current residents who want to downsize
 - c. Families with one or two children
3. Additional residents right across the street from the Swim Club could add membership to that club which in turn could allow the club to build a covered tennis facility and a new swimming pool with a water polo tank which be an asset to the City of Bellevue.
4. A small performing arts hall for music, dance, drama, meetings and movies?
5. A senior center (for our aging community!)

6. People gathering areas instead of a parking lot
7. A day care center?
8. A BECU banking kiosk?
9. Preserve the UPS shipping store
10. Professional office spaces?
11. A walk-in health clinic?
12. Accommodations for electric vehicles of all kinds: scooters, cars and bikes

One thing is certain, change is inevitable. How rapidly change occurs depends in part on how well the City listens to the feedback from ALL Newport Hills residents. With regard to community input, I think it's very wrong to think that a vocal minority of residents represent the only position on this matter. Haven't we learned from recent politics that lies and acrimony multiply faster and go farther than rational thought? I believe that people speak louder when they don't want things to change than people who would be in favor an improvement if they were asked. Please include all residents of Newport Hills and Lake Heights to get feedback on this issue.

Sincerely,

Steve Kunkel
Newport Hills Resident since 1984

From: [p.johnston](#)
To: [PlanningCommission](#)
Subject: Public hearing decisions
Date: Wednesday, February 14, 2024 7:53:13 PM

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My understanding is that you are under no obligation to make a decision at the time of the public hearing. In the past, the Commission has been pressed to make a decision while they still have questions.

The EIS is difficult to now see if and how the DEIS questions are addressed and understood.

Two-way communication is essential to understanding and buy in.

The Comp Plan needs more than just understanding We need debate, compromise, and buy in

— *pamela.johnston.*

425-200-2224

From: [John Darvish](#)
To: [Khanloo, Negin](#)
Cc: [PlanningCommission](#)
Subject: Alternatives for Wilburton BR-MO-H2 Zoning
Date: Thursday, February 15, 2024 11:32:35 AM

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Dear Negin,

Thank you for your help. As always I feel indebted to you. This is a letter that I sent to all the planning commissioners and plan to send to council members.

Any feedback will be immensely helpful.

Thank you,

John

Dear Commissioner Khanloo,

My name is John Darvish and my wife, Dr. Nooshin Darvish, and I have been a property and business owner in the Wilburton area of Bellevue since 2002. We have owned and operated Holistique Medical Center since 2002. Also, we currently own 1200 116th Ave NE, Bellevue.

I would like to share with you our displeasure with the designation of BR-MO-H2 for the area that is directly across 116th Ave NE from Overlake hospital. We strongly believe it should be zoned BR-MU-H2. I have attached a short explanation with self-explanatory maps why BR-MU-H2 is the correct zoning for this area and why we will miss an opportunity for renewing this area which is now served by light rail and can play a critical role in renewing the neighborhood.

I have followed the the rezone effort since its inception and have been in communication with Emil King and Janet Shull. I have shared with them our vision on several occasions. Even though they think it is good idea, they have not however changed the zoning for this area. And have not received any feedback, directly or indirectly.

I would like to thank you in advance for your attention to this critical issue and welcome an opportunity to meet and discuss any questions you might have.

Sincerely,

John Darvish

John Darvish

CFO

Holistique Medical Center

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

happy man

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

Web: holistique.com Email: jderish@holistique.com

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From: [John Darvish](#)
To: [Goeppele, Craighton](#)
Subject: Alternatives for Wilburton BR-MO-H2 Zoning
Date: Thursday, February 15, 2024 4:05:54 PM
Attachments: [Two-Alternatives-For-BR-MO-H2.pdf](#)
[ATT00001.htm](#)

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Dear Vice-Chair Goeppele,

My name is John Darvish and my wife, Dr. Nooshin Darvish, and I have been property and business owner in the Wilburton area of Bellevue since 2002. We have owned and operated Holistique Medical Center since 2002. We also own 1200 116th Ave NE, Bellevue.

I would like to share with you our displeasure with the designation of BR-MO-H2 for the area that is directly across 116th Ave NE from Overlake hospital. We strongly believe it should be zoned BR-MU-H2. I have attached a short explanation with self-explanatory maps why BR-MU-H2 is the correct zoning for this area and why we will miss an opportunity for renewing this area which is now served by light rail and can play a critical role in renewing the neighborhood. In our opinion and opinion of many, the need for new housing far outweighs any need for new medical office.

I have followed the the rezone effort since its inception and have been in communication with Emil King and Janet Shull. I have shared with them our vision on several occasions. Even though they think it is good idea, they have not however changed the zoning for this area. And have not received any feedback, directly or indirectly.

I would like to thank you in advance for your attention to this critical issue and welcome an opportunity to meet and discuss any questions you might have.

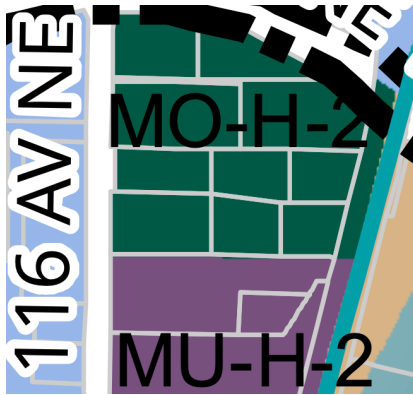
Sincerely,

John Darvish

Two Alternatives for the Proposed Wilburton Area BR-MO-H2

Background and Observations

The area of interest is bound by Bel-Red Rd to the north, 116th Ave NE to the west, Overlake parking Ramp to the south, and Lake Bellevue on the east. It is marked green and nicknamed BR-MO-H2, please see the map below.



In all the alternatives (Alternative 0-Alternative 3) listed in the latest proposal by the City of Bellevue planning staff this area has been designated for Medical Office, BR-MO-H2. We believe that this designation is wrong, and it should be zoned BR-MU-H2 due to several reasons listed below. But above all need for housing, specially affordable housing outside of downtown Bellevue. We also propose another alternative which is hybrid between MU and MO.

Background - This area consists of 10 properties that together make up roughly 325,000 SQFT of land, with about 119,000 SQFT improvements. All the buildings date back to 1950-1970 and are one or two-story class C buildings. Historically this area has been designated Medical Office, from NE 8th Street to Bel-Red- Road for as long as one can remember, 30+ years? Even with the last rezone for Bel-Red dating to to 2008, increasing the FAR to 4 and height to 150 feet, still did not initiate any new MOB development in this area. In fact for 40+ years no new building has been built in this patch of land! The only new medical buildings are on the Over Hospital campus. The main reason is the lack of any need for new medical offices outside of the Hospital campus!

Need for Housing- With the arrival of Light Rail and the need for more housing this area is particularly attractive for Transit Oriented Development (TOD). The parcels are much smaller than the parcels south of NE 8th St. therefore more flexible. The BR-MO-H2 zoned area has the highest concentration of small parcel and is the closest near-term developable area given the vintage of the buildings coupled with smaller non corporate tenants. Its proximity to the light rail station makes this area perfect for mixed-use and meets the needs for living and urbanization, which is the main goal of the Initiative. As an example, by displacing 8,000 of MOB one can add 240,000 of residential apartments. This is an extraordinary situation that does not exist in other Wilburton areas. Displacing, Wholefoods, HomeDepots, car dealerships etc. is not trivial.

Available Medical Zone - Furthermore, the area north of Bel-Red Road, designated as BR-MO-H2, is still available and well-suited for medical office development due to its proximity to Overlake and Children's Hospital. Additionally, Overlake Hospital still has land available on its campus for future large medical office development if and when the need arises.

Proper study to examine the actual need for MO - With the new proposed FAR between 5-6 and increased height of 250 feet, over 1.5 - 2.0 million SQFT of new medical space can be developed in BR-MO-H2 south of Bel-Red road alone! We estimate the total need for a new medical office for the next 20 years not to exceed 500,000 SQFT, which is between one third to one fourth of the potential for the proposed vision.

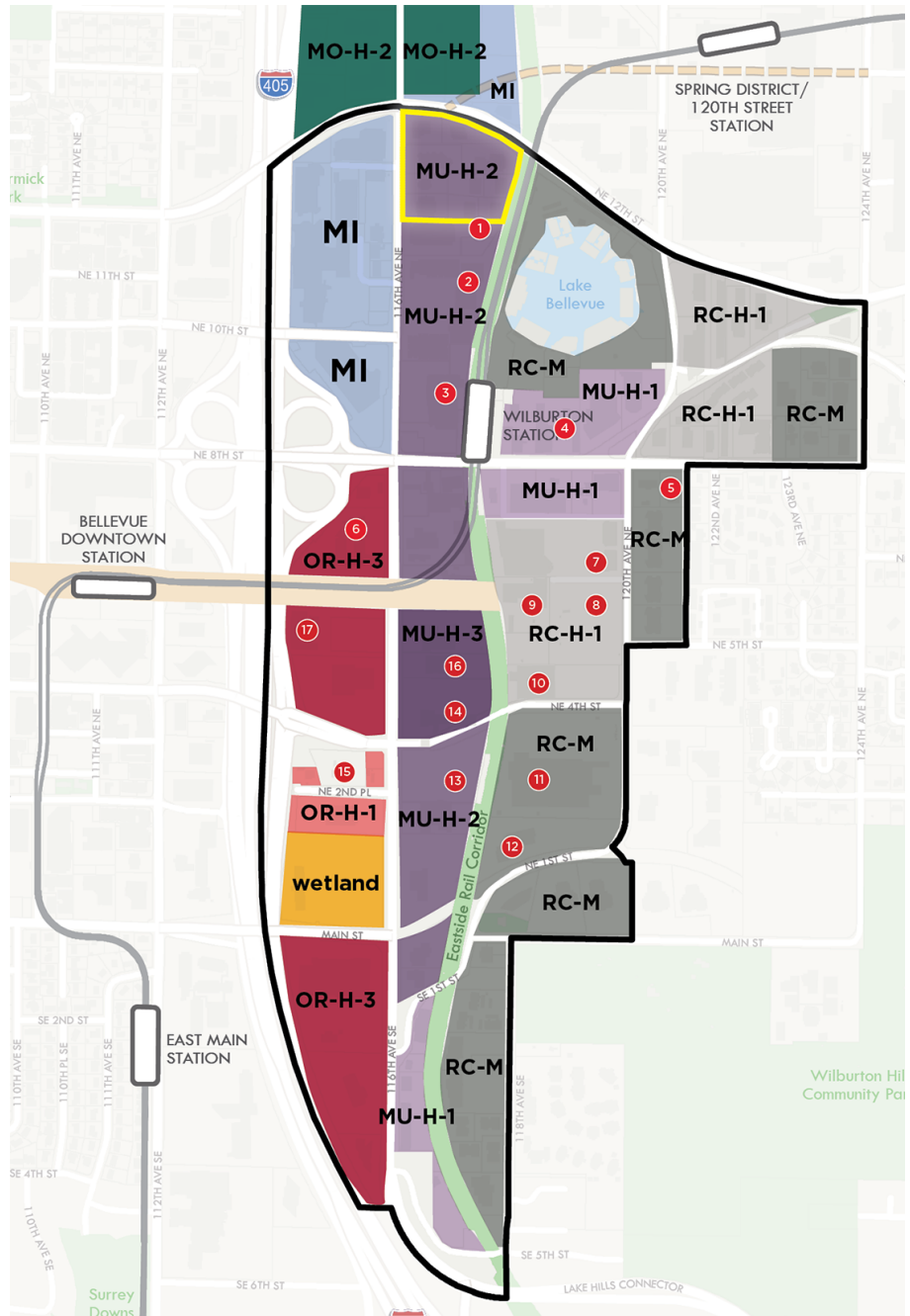
In conclusion, purely medical zoning will further stifle new development and extend the melancholy in this decaying yet full of potential neighborhood. The proposed zoning will also deprive Bellevue of the opportunity to create high density residential buildings with proximity to the light rail. The need for housing (specially affordable housing outside of downtown) outweighs the need for medical office while other possible areas, such as north of Bel-Red Road, are still zoned BR-MO-H2 and are close to both Children's and Overlake Hospitals.

Recommended alternatives to the proposed zoning

We are recommending these two alternatives to remedy the shortcomings in the current plan. They are listed in the order of preference. Obviously, they can be combined or acted upon solely depending on your judgement. We further believe that all the suggested alternatives are easy to implement and are not radically different than what has already been proposed. Nevertheless, implementing or combining one or more of the alternatives will further enhance and improve the current proposed plan. Given the current fluidity of the vision document and its support for urbanizing the rezone goals, we believe the alternatives should be given earnest consideration. Please see Exhibit B, below with illustrations.

Recommendation 1

Extend BR-MU-H-2 designation all the way north to Bel-Red Road and keep BR-MO-H-2 to the North of Bel-Red Road. This will enable maximizing the use of Light Rail Station while protecting future medical office needs. The Washington Park complex located at 1407 116th Ave NE and all the properties north of Bel-Red is more than enough for medical office.



Recommendation 2

Allow for substantial non-medical development in BR-MO-H-2. As established above, to encourage new development while meeting the need for possible medical use, allow other uses such as residential, hotel, office, senior living, Bio-Tech, retail, etc. to be combined with medical for this zone. Require minimum 20% of FAR dedicated to medical use for any new development in BR-MO-H-2 and incentivize fully medical development buildings by granting increased FAR. This will be in line with total expected medical need.

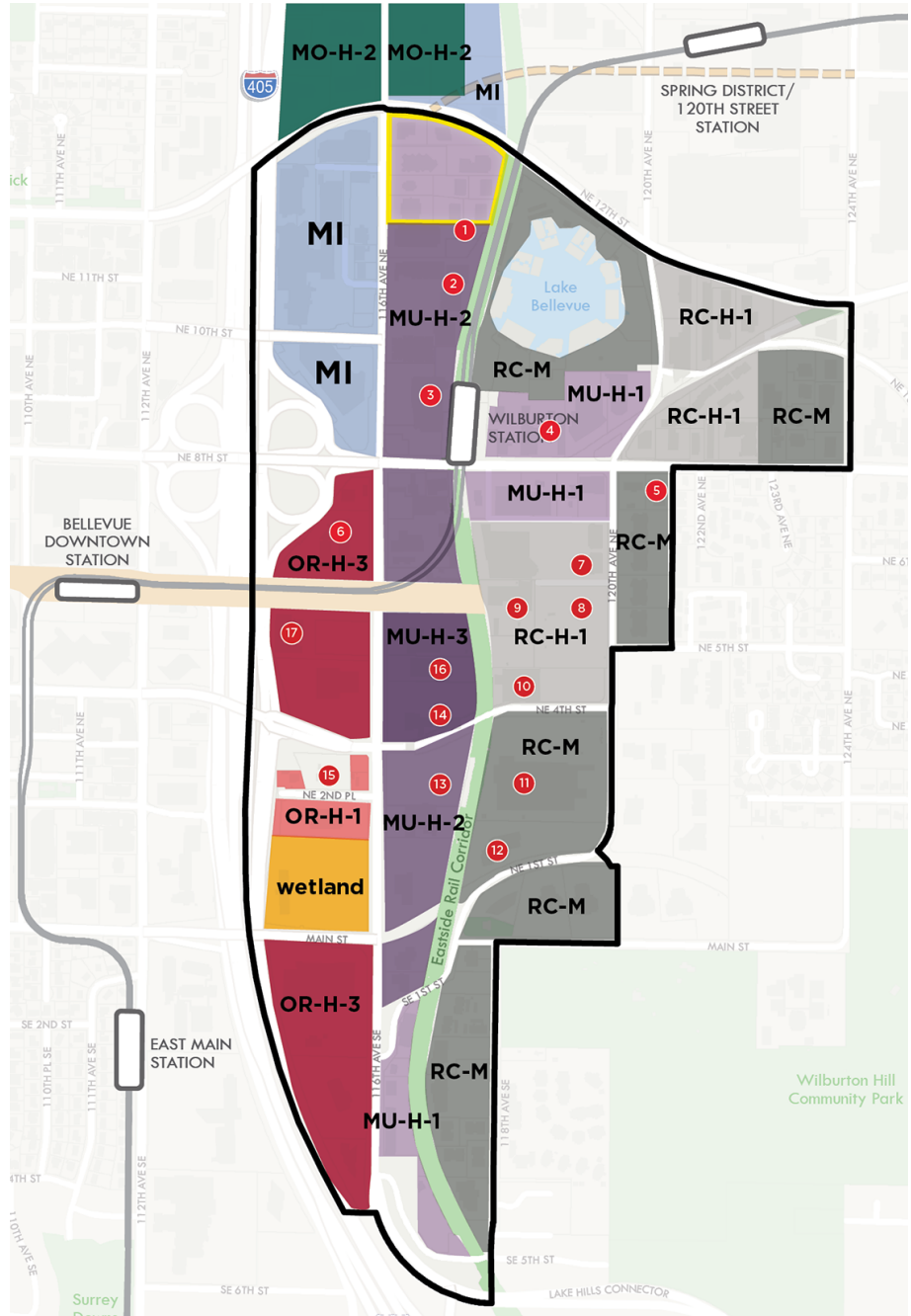
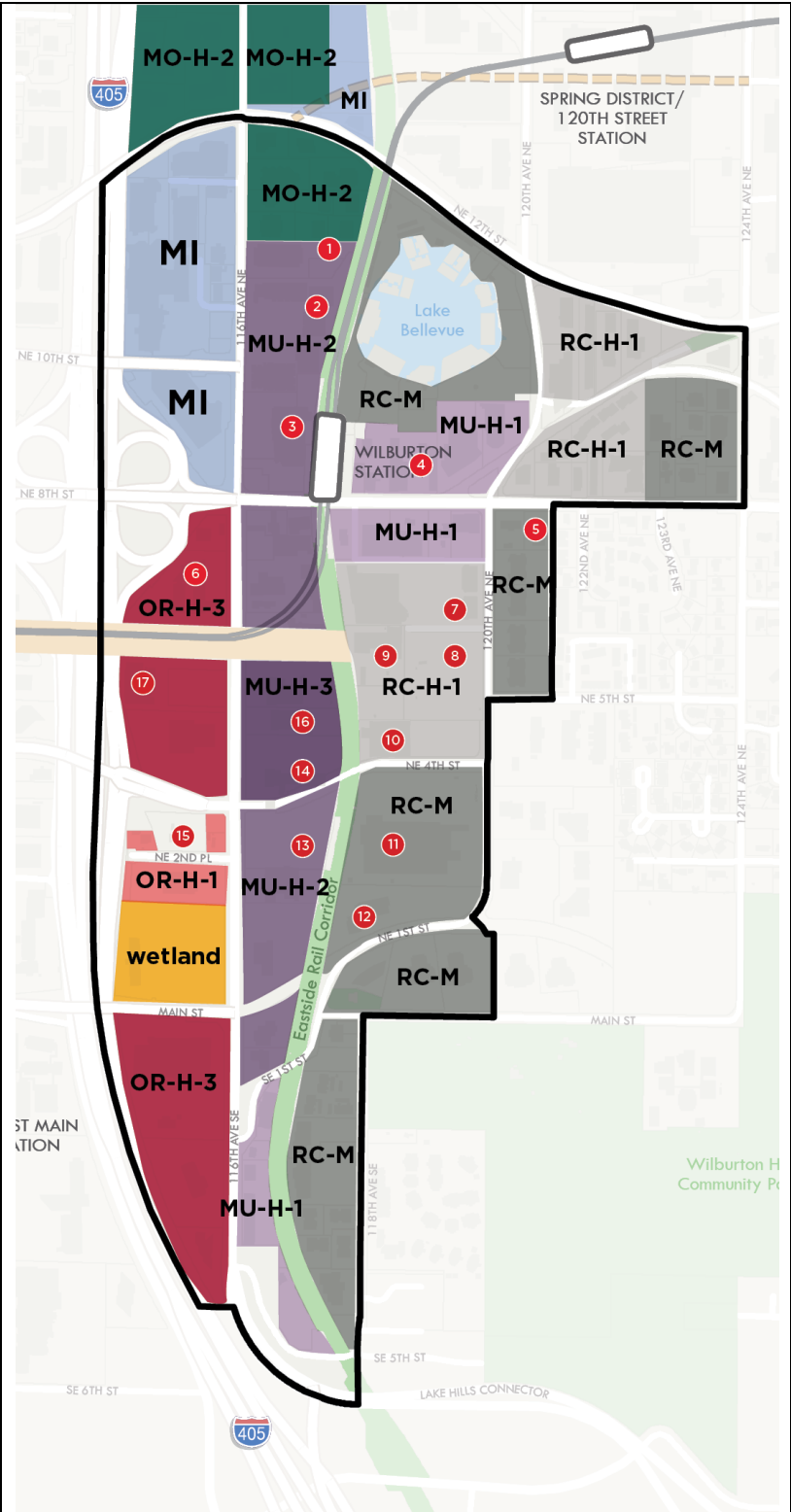


Exhibit A, Existing Zoning

The map below shows the established businesses in the Wilburton area.

Properties Rendered Not Developable within the next 20 years:

1. Parking Garage & Surface Parking
2. Design Market Retail Center
3. Whole Foods
4. Auto Nation (Porsche & Mercedes)
5. Park 120 Office Building
6. Hotel One Six (former Coast Hotel)
7. Uwajimaya Market & Total Wine
8. Bellevue School Bus Parking
9. Mutual Materials (could possibly be developed)
10. Best Buy & Parking
11. Home Depot
12. Ridgewood Corporate Center (possible)
13. Dave N Busters, Target, etc. (KG Investments)
14. Home Goods, Trader Joe's, etc. (KG Investments)
15. PSE Sub Station
16. Future Mixed-Use/Office/Retail (KG Investments)
17. Lincoln Center – City of Bellevue Owned



From: [John Darvish](#)
To: [Brown, Karol](#)
Cc: [PlanningCommission](#)
Subject: Alternatives for Wilburton BR-MO-H2 Zoning
Date: Thursday, February 15, 2024 4:05:55 PM
Attachments: [Two-Alternatives-For-BR-MO-H2.pdf](#)
[ATT00001.htm](#)

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Dear Commissioner Brown,

My name is John Darvish and my wife, Dr. Nooshin Darvish, and I have been property and business owner in the Wilburton area of Bellevue since 2002. We have owned and operated Holistique Medical Center since 2002. We also own 1200 116th Ave NE, Bellevue.

I would like to share with you our displeasure with the designation of BR-MO-H2 for the area that is directly across 116th Ave NE from Overlake hospital. We strongly believe it should be zoned BR-MU-H2. I have attached a short explanation with self-explanatory maps why BR-MU-H2 is the correct zoning for this area and why we will miss an opportunity for renewing this area which is now served by light rail and can play a critical role in renewing the neighborhood. In our opinion and opinion of many, the need for new housing far outweighs any need for new medical office.

I have followed the the rezone effort since its inception and have been in communication with Emil King and Janet Shull. I have shared with them our vision on several occasions. Even though they think it is good idea, they have not however changed the zoning for this area. And have not received any feedback, directly or indirectly.

I would like to thank you in advance for your attention to this critical issue and welcome an opportunity to meet and discuss any questions you might have.

Sincerely,

John Darvish

From: [John Darvish](#)
To: [Bhargava, Vishal](#)
Cc: [PlanningCommission](#)
Subject: Alternatives for Wilburton BR-MO-H2 Zoning
Date: Thursday, February 15, 2024 4:05:56 PM
Attachments: [Two-Alternatives-For-BR-MO-H2.pdf](#)
[ATT00001.htm](#)

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Dear Chair Bhargava,

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John Darvish

From: [John Darvish](#)
To: [Ferris,Carolynn](#)
Cc: [PlanningCommission](#)
Subject: Alternatives for Wilburton BR-MO-H2 Zoning
Date: Thursday, February 15, 2024 4:06:24 PM
Attachments: [Two-Alternatives-For-BR-MO-H2.pdf](#)
[ATT00001.htm](#)

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Dear Commissioner Ferris,

My name is John Darvish and my wife, Dr. Nooshin Darvish, and I have been property and business owner in the Wilburton area of Bellevue since 2002. We have owned and operated Holistique Medical Center since 2002. We also own 1200 116th Ave NE, Bellevue.

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Sincerely,

John Darvish

From: [John Darvish](#)
To: [Cuellar-Calad, Luisa](#)
Cc: [PlanningCommission](#)
Subject: Alternatives for Wilburton BR-MO-H2 Zoning
Date: Thursday, February 15, 2024 4:07:16 PM
Attachments: [Two-Alternatives-For-BR-MO-H2.pdf](#)
[ATT00001.htm](#)

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Dear Commissioner Cuellar-Clad,

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Sincerely,

John Darvish

From: [Neal Mulnick](#)
To: [PlanningCommission](#); [Shull, Janet](#); [Wilburton Vision](#)
Cc: [Paul Etsekson](#); [Michele Mulnick](#); [Doug Rosen](#); [Adam Rosen](#); [Mason Ward](#); [King, Emil A.](#); [Abigail DeWeese](#)
Subject: Wilburton Vision Implementation - Comment Letter for 411 116th Avenue NE (Ford of Bellevue Site)
Date: Friday, February 16, 2024 10:03:05 AM
Attachments: [Max Alco TIC Ford 411 116th Ave NE Policy Comment Letter 21624.pdf](#)

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Dear Chair Bhargava and Ms. Shull,

Please find attached our comment letter for proposed Goals and Policies for Wilburton.

We are always available for any further discussion or questions. Thanks for all your efforts on this project.

Regards,
Neal

--

Neal Mulnick

Clover Capital LLC

Cell: 253-973-7770 | Office: 425-746-1500 | neal@clover.capital | VisitClover.com

14510 NE 20th Street - Suite 205, Bellevue, WA 98007



MAX CAPITAL LLC & ALCO INVESTMENT CO
14510 NE 20TH STREET – SUITE 205
BELLEVUE, WA 98007

February 16, 2024

City of Bellevue Planning Commission
450 110th Avenue, NE
Bellevue, WA

And to: Janet Shull, ACIP CUD Initiative Lead
City of Bellevue

Via email to PlanningCommission@bellevuewa.gov and WilburtonVision@bellevuewa.gov

Re: Draft Wilburton Vision Implementation Subarea Plan Policies

Dear Chair Bhargava and Ms. Shull,

We represent the ownership of the nearly 4.5-acre AutoNation Ford site located at 411 116th Avenue NE within the Wilburton TOD Area. We have been following the Wilburton Vision Implementation Subarea Plan process closely, and are writing to offer a few comments on the Draft Subarea Plan Policies with our site and the City's overall vision for the neighborhood in mind.

On the whole, we support and applaud the City's direction to add development capacity in the Wilburton TOD Area to accommodate growth and complement Downtown. We particularly support the strategy to locate the highest density zoning along I-405 closest to Downtown (as stated in S-WI-33). This strategy will encourage development that is of a scale complementary to Downtown and be a visually stunning introduction to Bellevue for travelers from I-405. We do, however, have a few detailed comments on specific proposed Goals and Policies, as follows:

- **Parks, Recreation, and Open Space Goal:** We support the goal to “provide for a variety of public community recreation and gathering spaces” articulated in the Parks, Recreation, and Open Space Goal, and believe that private development can play a role in developing a parks network through *incentives* as part of the development process. We are deeply concerned, however, with the map that is proposed to accompany the Goal as it shows large swaths of the Wilburton TOD Area, including our site, proposed for public parks. In order for the City to achieve its vision for the Wilburton TOD area, much of the area depicted for potential parks must be developed. To confirm development can occur, the City should provide additional language in the Subarea Plan to accompany this map to note that it is “for illustrative purposes only and shall not be used to condition individual development projects.” To provide similar clarity, we also recommend revising S-WI-59 regarding a “centrally located public space as part of the Grand Connection” to state specifically the public space will be located on the City's existing Lincoln Center property at 515 116th Avenue NE.

- S-WI-48: This policy encourages aesthetic and functional improvements to Sturtevant Creek. There is a portion of Sturtevant Creek that flows nearby our site, but is within WSDOT’s “limited access highway” jurisdiction associated with I-405 and will not be possible for any private development to improve. The City’s policies should recognize its jurisdictional limits on any improvements to specific sections of the Creek. A possible revision could be: “Encourage improvements that enhance the aesthetic and functional qualities of natural features, such as Sturtevant Creek, Lake Bellevue, and the wetland at 116th Avenue NE and Main Street, to the extent feasible and within the City’s permitting jurisdiction.”
- S-WI-57: This policy encourages through-block connections. We agree that through-block connections can be powerful public amenities, but the policy should also recognize that these spaces must be incentivized in private development to offset the high costs of implementation. We recommend modifying the text of the policy to read: “Enhance active transportation and through-block connections through development incentives with landscaping and amenities to serve as linear open spaces.” The City should also allow flexibility for developments to deliver through-block connections creatively through both internal to building and exterior spaces in the land use code.
- S-WI-65: This policy requires “publicly accessible internal access corridors” through development review. Requirements for publicly accessible space in development review must meet state and federal constitutional limits that require a nexus and proportionality to the impacts of the specific new development. It is a best practice for the City’s policies to recognize this limitation. We recommend revising the policy to: “Require publicly accessible internal access corridors to facilitate mobility and livability through development review to the extent consistent with law.”
- S-WI-91: This policy encourages “early planning and coordination between adjacent properties.” Although this is a good sentiment, we are concerned with how this would be implemented in the land use code or entitlement process. The City should avoid any *requirements* for developers to work together as any such requirements will add time, cost, and uncertainty to the development process and would significantly delay the delivery of any development at scale in the Wilburton TOD Area.
- S-WI-13: This policy encourages multifamily development to provide adequate play areas and amenities for families. We support this sentiment, but to the extent this policy could apply to the TOD Area, we recommend the City and Planning Commission also recognize that “adequate play areas” must be viewed in the context of the urban setting the City hopes to create, and therefore, recommend the addition of “appropriate for an urban context” at the end of the policy. Individual children’s play areas, paths, interpretive features, and splash pads could achieve this goal; however, the City should not rely on the multifamily children’s play area requirement in current land use code for the Wilburton TOD Area as the requirement is better suited to suburban development.

Thank you for your consideration of these comments, and for your work on the Wilburton Vision Implementation and dedication on behalf of the City. Please do not hesitate to let us know if we can answer any additional questions about these comments.

Sincerely,

A handwritten signature in black ink, appearing to read 'NM', with a small dot above the second 'M'.

Neal Mulnick

Cc: Emil King, City of Bellevue
Abigail DeWeese, HCMP

From: [Jim Reed](#)
To: [PlanningCommission](#)
Subject: Bel Red Property Committee Submittal to City of Bellevue Planning Commission
Date: Friday, February 16, 2024 12:02:58 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[Bel-Red Stakeholders-Owners Map.pdf](#)
[Bellevue Planning Commission BRPC Final Letter 2.16.2024.pdf](#)

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Good morning City of Bellevue Planning Commission:

My name is Jim Reed and I am the chairperson of the Bel Red Property Committee, a large group of Bel Red properties specifically focused around the 130th and 132nd stations. Our group of owners/committee members collectively has over 135 acres or about 6 million square feet of land in this subarea.

On behalf of the Bel Red Property Committee I am pleased to provide you with the attached letter that references specific topics the group would like to collaborate with you and the city of Bellevue on. In addition to the letter I have attached a map showing all of the properties and ownership groups involved in the committee. The map is missing a few new participants, but I will provide the updated map next week that shows the additional properties/addresses and ownership entities that get us over 135 acres.

If you have any questions please don't hesitate to contact me, and as the letter suggests, the committee would love the opportunity to meet with you and discuss these topics in the near future.

Thank you for your time and have a great weekend.

Jim Reed, SIOR

Principal

Lee & Associates | Pacific Northwest

D 206.210.5202

C 425.679.1681

O 425.454.4242

jreed@lee-associates.com



COMMERCIAL REAL ESTATE SERVICES

170 120th Avenue NE | Suite 203
Bellevue, WA 98005



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BEL-RED / PROPERTY OWNERS

	OWNERSHIP NAME	PROPERTY ADDRESS	LAND SF		OWNERSHIP NAME	PROPERTY ADDRESS	LAND SF
1	13200 LLC	13200 NE Bel Red Road	54,000	44	Mayers Group Invest	1760 135th Place NE	20,066
2	136th Parkplace LLC	1780 136th Place NE	46,775	45	Mayers Group Invest	1611 136th Place NE	182,243
3	136th Parkplace LLC	1802 136th Place NE	40,621	46	Mayers Group Invest	1645 136th Place NE	25,497
4	1603 133rd Place NE Property	13280 NE Spring Blvd	57,834	47	Mercer Island Real Estate V	1408 130th Avenue NE	49,036
5	1700 132nd LLC	1700 132nd Avenue NE	51,432	48	Mountvue Place LLC	14508 NE 20th Street	203,425
6	1750 132nd LLC	1750 132nd Avenue NE	29,733	49	MRM	1820 130th Avenue NE	116,413
7	520 Bellevue II LLC	14404 NE 20th Street	124,076	50	MRM	1850 130th Avenue NE	59,889
8	520 Bellevue II LLC	14408 NE 20th Street	78,854	51	MRM	1803 130th Avenue NE	58,367
9	Alco Spring District	1500 124th Avenue NE	139,414	52	MRM	1950 130th Avenue NE	16,000
10	Bel Red Design Center LLC	13500 NE Bel Red Road	106,975	53	MRM	1960 130th Avenue NE	19,600
11	Bel Red South LLC	13212 Bel Red Road	50,209	54	MRM Redmond	2475 140th Avenue NE	395,089
12	Bel Red South LLC	1515 134th Avenue NE	16,991	55	N124 Holdings LLC	2100 124th Avenue NE	43,124
13	Bel Red South LLC	1400 132nd Avenue NE	22,521	56	N124 Holdings LLC	2020 124th Avenue NE	39,948
14	Bel Red South LLC	13310 Bel Red Road	70,707	57	N124 Holdings LLC	2000 124th Avenue NE	40,401
15	Bel Red South LLC	1405 134th Avenue NE	19,460	58	N124 Holdings LLC	1940 124th Avenue NE	40,750
16	Bel Red South LLC	13210 Bel Red Road	8,385	59	Nash Holland Chambers	1831 130th Avenue NE	44,782
17	Bell 134th LLC	1509 134th Avenue NE	15,625	60	Nash Holland Northup	12863 Northup Way	101,139
18	Cadman Inc	1605 130th Avenue NE	402,588	61	Northup Center LLC	12121 Northup Way	93,916
19	Cameron Center	1813 130th Avenue NE	25,788	62	Northup Center LLC	12031 Northup Way	43,784
20	Cameron Center	1809 130th Avenue NE	16,504	63	Northup Center LLC	12021 Northup Way	42,282
21	Cameron Center	1811 130th Avenue NE	15,393	64	OB Northup Properties LLC	13421 NE 20th Street	54,435
22	CLPF 1422 130th Ave NE LLC	1424 130th Avenue NE	67,166	65	OB Northup Properties LLC	13419 NE 20th Street	48,654
23	CLPF 1422 130th Ave NE LLC	1422 130th Avenue NE	20,857	66	OB Northup Properties LLC	13411 NE 20th Street	20,803
24	Evans Company	1431 130th Avenue NE	68,791	67	OB Northup Properties LLC	13283 NE 20th Street	24,934
25	Evans Company	1508 128th Place NE	16,320	68	OB Northup Properties LLC	13235 NE 20th Street	24,934
26	Evans Company	1503 128th Place NE	62,951	69	OB Northup Properties LLC	13263 NE 20th Street	92,400
27	Evans Company	12702 NE 15th Place	143,218	70	OB Northup Properties LLC	13219 NE 20th Street	39,404
28	Evans Company	12824 NE 14th Place	14,040	71	OB Northup Properties LLC	13285 NE 20th Street	29,250
29	Evans Company	12832 NE 14th Place	14,625	72	Par 5 Heritage Center	13427 NE Spring Blvd	116,060
30	Evans Company	1455 130th Ave NE	25,515	73	PBNK Development	1705 132nd Avenue NE	102,439
31	Evans Company	12831 NE 14th Place	41,458	74	Propet USA	13429 NE 20th Street	82,546
32	Evans Company	1429 130th Ave NE	17,845	75	Propet USA	13431 NE 20th Street	81,546
33	Evans Company	12730 NE Bel Red Road	82,695	76	Propet USA	13433 NE 20th Street	42,488
34	Evans Company	2255 140th Avenue NE	106,264	77	Propet USA	1805 136th Place NE	36,234
35	Evans Company	2205 140th Avenue NE	88,746	78	Radiance Tower	1801 130th Avenue NE	28,235
36	Evans Company	2208 136th Place NE	74,382	79	Reep-LP Bellevue Station JV	1525 132nd Avenue NE	78,616
37	Evans Company	2350 136th Place NE	88,905	80	Sabey Properties	1807 130th Avenue NE	36,100
38	Evans Company	12775 NE Spring Blvd	78,351	81	Seattle Investment Properties LLC	13817 NE 20th Street	70,042
39	Evergreen Building Partners LLC	1721 132nd Avenue NE	50,560	82	Seattle Investment Properties LLC	1709 139th Place NE	45,302
40	Mayers Group Invest	13356 NE Spring Blvd	38,790	83	Stellar	13013 NE 20th Avenue NE	25,700
41	Mayers Group Invest	1703 135th Place NE	32,668	84	Vulcan	13238 NE Spring Blvd	56,916
42	Mayers Group Invest	1605 135th Place NE	62,470	85	WTM Property LLC	13201 NE Spring Blvd	118,851
43	Mayers Group Invest	1737 135th Place NE	34,500				
					TOTAL	5,516,642	

February 16, 2024

Bellevue City Planning Commission

PO Box 90012

Bellevue, Washington 98009

Via mail and Email: PlanningCommission@bellevuewa.gov

RE: Bel Red Property Committee Comments on Bellevue 2044 Update - Bel-Red Area

Dear Chair Bhargava and Fellow Planning Commissioners,

We, representing the Bel-Red Property Committee (“BRPC”), a group of owners in the Bel Red subarea with ownership of 135 acres/6 million square feet of property (see attached map), offer the following comments in response to the Draft Environmental Impact Statement (“DEIS”) for the Bellevue 2044 update and the Final Environmental Impact Statement (“FEIS”) for the Bellevue Comprehensive Plan:

1. Street Grid:

- Express concerns about the existing street grid plan lacking alignment with property boundaries and topography.
- Suggest studying necessary streets for efficient transit function before imposing grid requirements.
- Support removal of the existing Bel-Red street grid map and adoption of block length standards based on a multimodal transit analysis.

2. Critical Areas:

- Bel-Red faces disproportionate impacts from Critical Areas (CAs), hindering redevelopment.
- Propose analyzing CA impacts and incentivizing on-site rejuvenation, aligning with existing CL-97 policy. Provide for an exemption from (steep slope) critical areas in cases where new development will provide properly-engineered construction for slope stabilization.
- Encourage policies that promote creek daylighting for habitat improvement during feasible re-development.

3. Proximity to the Station:

- Recommend FEIS Preferred Map to include highest densities within a 1/2 mile radius of the station, in alignment with House Bill-2160.

4. Mixed-Use Designation and Retail Viability:

- Emphasize the need for a balanced mix of housing and commercial/office to support thriving retail corridors.

- Revise draft policy S-BR-24 to accommodate a mix of housing, retail, and services, emphasizing housing while supporting commercial.

5. Development Standards:

- Address concerns about current standards limiting development up to eight stories.
- Propose changes, including eliminating FAR constraints for residential, adjusting floor plate sizes, and reconsidering upper-level setbacks and step backs.
- Encourage revisions to enable feasible development and take advantage of (EIS Alternative 3) higher densities within Bel-Red.

Thank you for considering our input. We look forward to collaborating with Bellevue City Council, the Planning Commission and the planning department and staff to achieve mutually beneficial zoning outcomes. When appropriate the BRPC would like to host members of the Planning Commission to meet and discuss the Bel Red area and walk through some of the opportunities and the challenges that exist for the area. We will reach out directly to schedule in person meetings with you.

Sincerely,



Jim Reed Jr., Dual SIOR
Principal, Bel Red Property Committee Chair
Lee & Associates Commercial Real Estate Services LLC
170 120th Avenue NE, Suite 203
Bellevue, Washington 98005
jreed@lee-associates.com
Cell: 425-679-1681

The list of BRPC owners is listed and highlighted in the attached map.

From: [BelRed Arts District](#)
To: [PlanningCommission](#)
Subject: Comments/Feedback for Comp Plan 2044 and BelRed Look Forward Policy Updates
Date: Friday, February 16, 2024 3:42:45 PM
Attachments: [BelRed Arts District Community Alliance 2024 02.16 Comment Letter.pdf](#)

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

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Hello Planning Commissioners,

Thank you so much for the opportunity to provide comments/feedback for the Comp Plan 2044 and BelRed Look Forward proposed policy updates. We -- The BelRed Arts District Community Alliance -- have a mission to cultivate a sustainable and vibrant creative district that celebrates a diverse community and meaningfully connects everyone through arts, culture, and innovation within the BelRed area. In order for our mission to come into fruition, we believe our comments/feedback will help the City of Bellevue understand the importance of sustaining current creative businesses, building affordable commercial spaces and developing affordable housing for artists. We've provided our full comments/feedback in the PDF document attached, thank you again for the opportunity and we're incredibly appreciative of the City's vision for BelRed to be a cultural experience on the Eastside.

Respectfully,
Maria Lau Hui & Sandy Vo
BelRed Arts District Community Alliance


Thank you for the opportunity to comment on the Comp Plan 2044 and the BelRed Look Forward updated policies.

The BelRed Arts District Community Alliance is appreciative of the City's vision for BelRed to be "a unique destination providing a one-of-a-kind cultural experience on the Eastside, featuring a thriving arts and creative community in the BelRed Arts District." The updated measures of:

- **New** policy to provide support and resources to organizations that can help grow, fund, and manage the Arts District.
- **Updates** to enhance policies call for funding, integration, and investment in a wide range of artworks, projects, and events that enhance the visibility of the Arts District.
- **New** policies to secure long-term affordable arts and cultural space, as well as affordable artist housing.
- **New** policy to support programs and events that facilitate collaboration between artists, other creatives, and the broader community.
- **New** policy to develop a dedicated indoor central meeting space for events, classes, programs, and other arts uses.
- **New** policy to incorporate artistic components and amenities into city facilities.

Are critical to ensuring the BelRed Arts District is a sustainable and vibrant creative community that celebrates Bellevue's diversity and meaningfully connects everyone through arts, culture, and innovation. We believe in the importance of arts and culture in bringing the community together and are supportive of the policies above to daylight the limitless potential of the district.

In reviewing the *BelRed Look Forward CPA: Proposed Policy Amendments to the BelRed Subarea Plan (Public Review Draft - Jan 15, 2024)*, we also have the following comments:

1. New S-BR-1. We believe in the importance of retention, preservation, and attraction of **new and existing** creative businesses in BelRed. We do not wish to see the existing businesses be priced out and recommend keeping the deletion of "retaining many existing businesses" but updating it as "retaining existing creative and cultural businesses."
 2. New S-BR-10. The preclusion of new light industrial uses would eliminate creative and artistic establishments such as glass blowing and additional pottery/ kiln firing studios in the BelRed Arts District. We recommend including verbiage that robust, creative agencies that may be classified as light industrial be allowed. We envision such businesses would add tremendous value to enhance the vibrancy of the District.
 3. New S-BR-35. We recommend adding culturally relevant agencies, often tied to the diverse ethnicities within Bellevue, to be included in the preservation and/or relocation of small ethnic grocery stores and restaurants in this measure.
- 

Furthermore, in reviewing the current Land Use Code (LUC 20.25D), we noted there are opportunities for more robust supportive measures that would make these policies, in particular affordable creative commercial spaces, achievable. The current FAR incentive system (LUC20.25D.90) allows 3 different sets of criteria that would enable developers to achieve greater FAR. However, this current system has a built-in mechanism where affordable housing and park dedications are prioritized as Tier 1a&b incentives. If the above vision for BelRed to be an art and cultural destination is to be actualized, we respectfully ask the City to reconsider the incentive system such that the inclusion of arts and cultural spaces is to be a dominant priority, not a second-tier consideration. Our recommendation is to reprioritize the FAR incentives such that Childcare/ Nonprofit Space (currently Tier 2) **and Affordable Creative Commercial Spaces** be included as part of the Tier 1 incentive system with a greater than the current .5 FAR assignment. These critical elements benefit the overall well-being of the community and need greater consideration. Additionally, we recommend the LUC to include a definition and/or definitive qualifiers of affordable creative commercial space to assist developers in how to achieve this incentive.

Arts and culture are not intangible assets. The Arts & Economic Prosperity 6's data tells us that, "over 850,000 people attended nonprofit arts and culture events in Bellevue in 2022, with roughly 20% of that audience comprised of tourists and visitors. Bellevue's nonprofit arts and culture industry generated \$54.3 million in economic activity in 2022, with the typical arts event attendee spent \$49.07 per person here." The creative economy is a dominant force in generating revenues for local business owners, developers, and the City. Arts and culture deserve a place in BelRed.

Thank you for the opportunity to comment and consideration of our input.

Respectfully,
Maria Lau Hui & Sandy Vo
BelRed Arts District Community Alliance



From: wei@winsoninvestment.com
To: [PlanningCommission](#)
Cc: [Rousseau, Gwen](#); [Johnson, Thara](#)
Subject: proposed change of the zoning area in FEIS
Date: Saturday, February 17, 2024 6:11:05 PM
Attachments: [image001.png](#)
[Meeting-Futuer Land Use-Sumary.pdf](#)

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Dear members of the planning commission,

First of all, thank you all for working diligently on the Bellevue 2044 Plan, which defines our crucial Urban Centers in the next twenty year. After reviewed the FEIS document, I would like to suggest a change in the Future Land Use plan in the FEIS. Before I had chance to meet with city planners in charge, Gwen and Thara to discuss the issue, they both fully understand the content of my proposal. Here is a summary of the proposed change, please review with the attached plan diagram.

The accompanying PDF includes a legend that visually represents our proposal:

1. The area **outlined in red** signifies the proposed change from the current FEIS **BR-MU-M** zone to the **BR-RC-H-1** zone. (this is our proposed change)
2. The **blue-outlined area** indicates the car dealership, which is planned to remain for the long term. (*No proposed changes from me at this point, it is up to the city to decide.*)
3. The **yellow-outlined area** represents the Safeway Plaza, which is also intended for long-term use and is currently optimized for its purpose. (*No proposed changes from me at this point, it is up to the city to decide.*)

Below is the rationale for the proposed change:

1. **Cross street zoning change makes more sense for shadowing and impact from southside Highrise buildings.** This principle seems align with numerous zone changes outlined in the FEIS plan. Our property (outlined in red dashes in the drawing) faces direct shadowing impacts from both the south and west sides. The proposed change would unify the zoning for both the south and north portions into the same high-rise zone.
2. **Importance of streetscape of the 136th PL NE:** The streetscape along 136th PL NE is of paramount importance. With Highrise buildings on both the west and south sides of the proposed area (outlined in red dashed area in the drawing), I believe the proposed change would create a more balanced street view, enhancing the overall streetscape. Additionally, both sides of 136th Place NE feature well-maintained, landscaped sidewalks within a half-mile walking distance from the 130th ST station, underscoring the need for equitable treatment.

3. **Consideration of property use informs the proposed zoning boundary:** While some properties have long lease terms and their current use remains optimal for an extended period, on the other hand, our property (within the red dashed area) has a lease set to terminate in 2028, necessitating redevelopment.

4. **Unique neighborhood:** The presence of a creek running through the proposed change area (red dashed area) and its neighboring properties in the south adds to the unique character of the neighborhood. Accepting the proposed change would result in both properties north and south of the creek forming a distinct neighborhood with the same high-rise zoning.

Thank you once again for your time and consideration. Please do not hesitate to reach out if you would like to delve further into this matter.

Best regards,

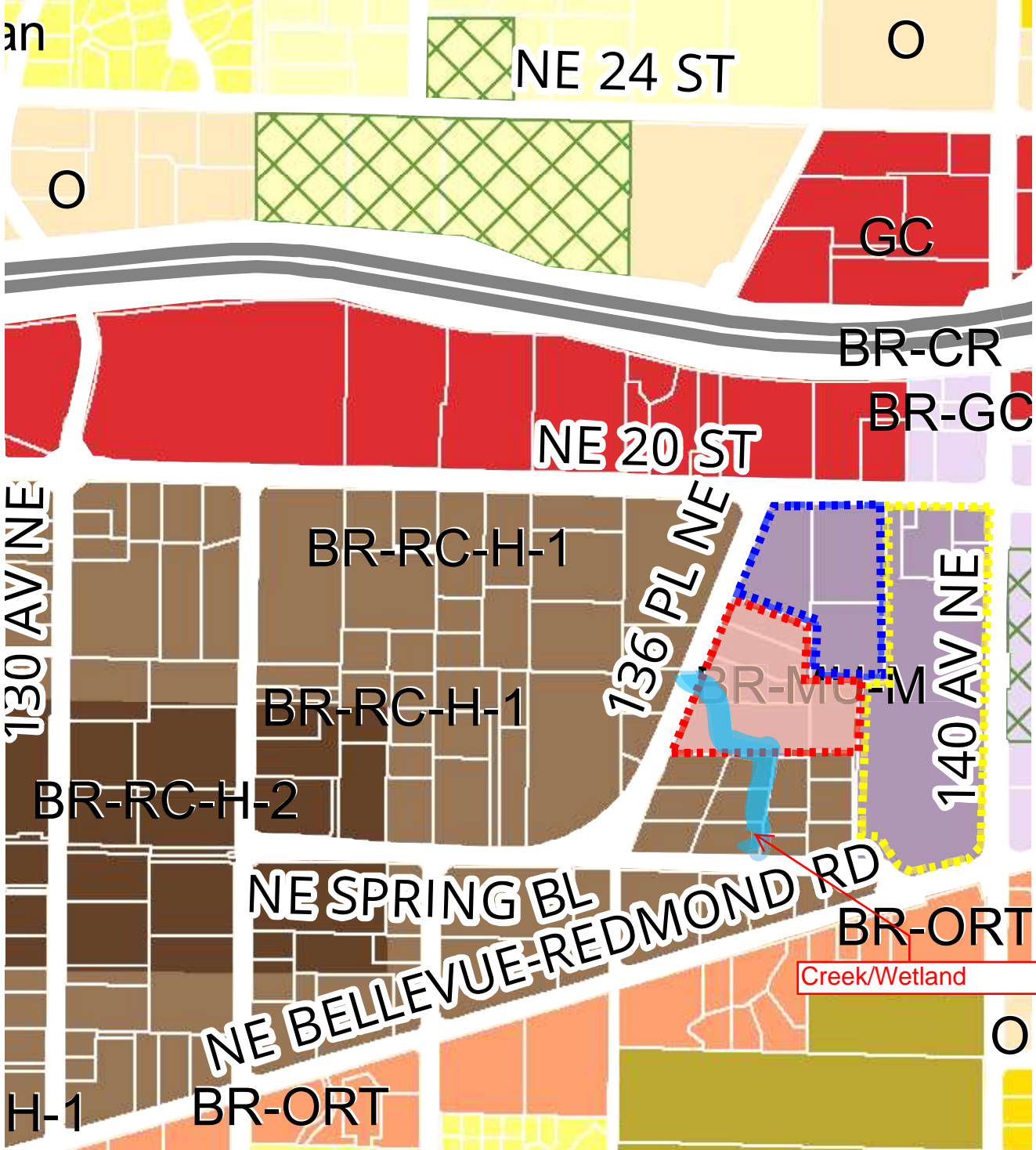
Wei Zhang

t: +1 425 732 2530



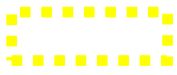
a: 1800 136th PI NE, Suite 200, Bellevue, WA 98005

w: winsoninvestment.com





LEGEND

-  Car Dealers (long term stay)
-  Proposed change to BR-RC-H-1
-  Safeway Shopping Plaza (Long term stay)

From: [Bhargava, Vishal](#)
To: [John Darvish](#)
Cc: [PlanningCommission](#)
Subject: Re: Alternatives for Wilburton BR-MO-H2 Zoning
Date: Monday, February 19, 2024 1:43:17 PM

Hi John - Thank you for reaching out and appreciate your thoughtful and detailed input. I assure you the planning commission will consider the input you provided carefully as we work with the city staff to develop the updated land use designations for the proposed plan.

Please do not hesitate to reach out if you have additional comments.

Thanks,

Vishal

From: John Darvish <jdarvish@holistique.com>
Sent: Thursday, February 15, 2024 4:02 PM
To: Bhargava, Vishal <VBhargava@bellevuewa.gov>
Cc: PlanningCommission <PlanningCommission@bellevuewa.gov>
Subject: Alternatives for Wilburton BR-MO-H2 Zoning

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

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Dear Chair Bhargava,

My name is John Darvish and my wife, Dr. Nooshin Darvish, and I have been property and business owner in the Wilburton area of Bellevue since 2002. We have owned and operated Holistique Medical Center since 2002. We also own 1200 116th Ave NE, Bellevue.

I would like to share with you our displeasure with the designation of BR-MO-H2 for the area that is directly across 116th Ave NE from Overlake hospital. We strongly believe it should be zoned BR-MU-H2. I have attached a short explanation with self-explanatory maps why BR-MU-H2 is the correct zoning for this area and why we will miss an opportunity for renewing this area which is now served by light rail and can play a critical role in renewing the neighborhood. In our opinion and opinion of many, the need for new housing far outweighs any need for new medical office.

I have followed the the rezone effort since its inception and have been in communication with Emil King and Janet Shull. I have shared with them our vision on several occasions. Even though they think it is good idea, they have not however changed the zoning for this area. And have not received any feedback, directly or indirectly.

I would like to thank you in advance for your attention to this critical issue and welcome an opportunity to meet and discuss any questions you might have.

Sincerely,

John Darvish

From: wei@winsoninvestment.com
To: [PlanningCommission](#)
Cc: [Rousseau, Gwen](#); [Johnson, Thara](#)
Subject: RE: proposed change of the zoning area in FEIS
Date: Thursday, February 22, 2024 6:35:46 AM
Attachments: [image001.png](#)

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Hello all,

Just a quick checking in to see if you got my previous email, let me know if there is any issue receiving it, thank you!

Wei

From: wei@winsoninvestment.com
Sent: Saturday, February 17, 2024 6:10 PM
To: PlanningCommission@bellevuewa.gov
Cc: Rousseau, Gwen <GRousseau@bellevuewa.gov>; Johnson, Thara <TMJohnson@bellevuewa.gov>
Subject: proposed change of the zoning area in FEIS

Dear members of the planning commission,

First of all, thank you all for working diligently on the Bellevue 2044 Plan, which defines our crucial Urban Centers in the next twenty year. After reviewed the FEIS document, I would like to suggest a change in the Future Land Use plan in the FEIS. Before I had chance to meet with city planners in charge, Gwen and Thara to discuss the issue, they both fully understand the content of my proposal. Here is a summary of the proposed change, please review with the attached plan diagram.

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Thank you once again for your time and consideration. Please do not hesitate to reach out if you would like to delve further into this matter.

Best regards,

Wei Zhang

t: +1 425 732 2530

a: 1800 136th PI NE, Suite 200, Bellevue, WA 98005

w: winsoninvestment.com



W I N S O N
I N V E S T M E N T

From: [Mariya Frost](#)
To: [Council](#)
Cc: [TransportationCommission](#); [PlanningCommission](#); [Singelakis, Andrew](#)
Subject: KDC Comment regarding significant traffic delays at intersections
Date: Thursday, February 22, 2024 10:36:33 AM
Attachments: [image001.png](#)
[KDC Comment on Intersection Operations.pdf](#)
[System Intersection Performance FEIS - KDC analysis.pdf](#)

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Dear Councilmembers,

Please see attached our comment regarding the City's concerning projections for intersections throughout our City – 16 of which are projected to exceed (or fail) their performance metric under the Preferred Alternative's 2044 growth scenario. This number climbs to 70 under the full build-out scenario. These Comp Plan FEIS projections do not account for the impacts of Bike Bellevue, which would impose road diets and worsen these already difficult traffic conditions.

To better understand what people would actually experience in terms of travel delays under the Preferred Alternative in both scenarios, we worked with our transportation engineers to convert volume/capacity (V/C) ratios to average delay times and have attached that chart as well - I hope you find it helpful.

Thank you for your consideration.

Sincerely,

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





Bellevue City Council
450 110th Ave. NE
Bellevue, WA 98004

February 22, 2024

RE: 2024-2044 Comprehensive Plan Periodic Update and Wilburton Vision Implementation Final Environmental Impact Statement (FEIS) – Intersection delays

Dear Councilmembers,

We are deeply concerned about the traffic impacts that are projected to occur in the Wilburton/Comprehensive Plan FEIS under the Preferred Alternative both under a full-build out and under the 2044 growth scenario.

Even more alarming is that the City does not propose appropriate or meaningful traffic mitigation and capacity improvements that would accommodate the significant growth and travel demand projected in the City's modeling. The traffic congestion increases that would be incurred, as outlined in Chapter 11 and Appendix K of the FEIS, are stunning, contrary to the City's commitment in policy TR-2 to reduce traffic congestion, and should be carefully considered.

To be clear, our interest is not just to have a healthy downtown and a healthy Bellevue Collection. We are here for a better Bellevue as a whole. This plan, which contains a disconnect between intended density zoning and the road capacity necessary to support it, will not result in a better Bellevue, but a gridlocked Bellevue. This is a recipe for ongoing frustration and anger on the part of the people who live and work here.

Under the Preferred Alternative with a 2044 growth forecast, 16 identified intersections will not meet their performance target, and with full build-out – that number increases to 70. These are intersections projected to have such high volumes of traffic exceeding the available capacity to carry it that the numbers are barely comprehensible within typical traffic engineering formulas.

To better understand what people would experience in terms of travel delays under the Preferred Alternative in both scenarios, we worked with our transportation engineers to convert volume/capacity (V/C) ratios to average delay time and have included that chart at the end of this letter.

For example, under the Preferred Alternative with a 2044 growth scenario, the v/c ratio shows that drivers would experience an average 4 minute and 44 second delay at 124th Ave. and Northup Way, which is *14 times* the amount of delay they experience in existing (2019) conditions. With full build-out, drivers would spend an average 18 minutes and 15 seconds in delay at that intersection, which is *54 times* the amount of delay they experience today.

At 148th Ave. NE and Bel-Red Road, under the 2044 growth scenario, drivers would experience an average 2 minutes and 37 seconds of delay, which is almost *double* the amount of delay they experience today. Under the full-build out scenario, drivers would experience an even higher average of 9 minutes and 49 seconds delayed at this intersection, which is *7 times* the amount of delay they experience today. Whether you're looking at the Preferred Alternative under a 2044 growth scenario or full build-out, this amount of individual and cumulative delay is unacceptable.

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KEMPER DEVELOPMENT COMPANY PO Box 908 Bellevue, WA 98009 425-646-3660 www.bellevuecollection.com



Projected delays are most shocking at 116th Ave. NE and NE 12th, where drivers would spend 6 and a half minutes, or *12 times*, the delay they experience today. Under the full build-out scenario, that amount increases to 1 hour and 45 minutes in gridlock at that intersection, which is *198 times* the amount of delay they experience today. This intersection is a few hundred feet from the entrance to Overlake Medical Center and Seattle Children's. This kind of delay is inconceivable. No one will tolerate waiting that long on a daily basis.

Notably, Bel-Red Road, Northup Way and 116th are targeted for road diets in the Bike Bellevue plan, which proposes replacing driving lanes with bike lanes. Bike Bellevue is not accounted for in the FEIS, and if passed, would worsen these already difficult traffic conditions, all to increase bike mode share by 0.1% (from 0.8% to 0.9%).

These are average delays, so many drivers will experience much longer delays. The queues from these study intersections will also impact travel by blocking other intersections and driveways. These delays will impact buses as well as private vehicles and make it difficult and dangerous for pedestrians trying to cross obstructed intersections.

It is difficult to see how any policymaker would consider such dismal results a preferred alternative. The FEIS projects that citywide vehicle miles traveled will continue to increase and that drive-alone and carpool volumes will remain the highest share of all trips, yet provides no support or recommendations for capacity improvements and congestion relief as a major mitigation measure, relegating capacity solutions to being a "last resort." Instead, the FEIS transportation mitigation analysis communicates one overarching message, which is, "Don't drive." This is not mitigation.

The FEIS also fails to mention the probable negative impacts of failing to maintain an attractive level of vehicular mobility. Usually, models re-distribute the forecast trips across the network. In reality, people and businesses relocate to places with better access and less congestion, especially if the horizon year is far in the future and if there are competing cities with lower taxes and more responsive government.

The reality is that these traffic conditions do not support livability in Bellevue. People who drive will choose to divert to other roads, and upon finding that those intersections are gridlocked too, will find a way to simply not come to Bellevue at all. People will not live, work or shop in these conditions.

Please urge staff to produce a serious and rational plan to accommodate growth and vehicular trips, regardless of which growth alternative is selected.

Sincerely,

Mariya Frost
Director of Transportation
Kemper Development Company

Att: Vehicle Network Performance – System Intersection Performance – KDC analysis

Vehicle Network Performance - System Intersections - Preferred Alternative

Total System Intersections

Table 11-34 of FEIS: https://bellevuewa.gov/sites/default/files/media/pdf_document/2024/22-116423-LE%20Final%20Impact%20Statement%20BellevueFEIS_2024-01-23%20%281%29.pdf

Performance Management Area and Performance Target	Intersections That Would Not Meet Target Under Preferred Alternative	V/C 2019		V/C Preferred Alternative	Delay 2019 (seconds)	Delay No Action (seconds)	Delay Preferred Alternative		Delay % Change (2019 to PA)	Delay % Change (NA to PA)	Delay Preferred Alternative (Hr:Min:Sec)
		Base Year (MIP)	V/C No Action				(seconds)	(seconds)			
Type 1 PMA (Performance Target V/C = 1.00)	100th Ave. NE & NE 8th St.	0.80	0.97	1.06	32	82	125	291%	53%	0:02:05	
	Bellevue Way NE & NE 12th St.	0.71	1.02	1.04	23	104	114	388%	10%	0:01:54	
	Bellevue Way & Main St.	0.93	0.99	1.11	67	90	157	132%	74%	0:02:37	
	108th Ave. NE & NE 4th St.	0.79	0.86	1.04	31	48	114	269%	140%	0:01:54	
	112th Ave. NE & NE 12th St.	0.75	1.05	1.35	27	119	421	1463%	252%	0:07:01	
	112th Ave. NE & NE 8th St.	1.00	1.23	1.56	95	262	897	848%	243%	0:14:57	
	112th Ave. & Main St.	0.98	0.99	1.26	86	90	296	244%	228%	0:04:56	
	110th Ave. NE & NE 8th St.		0.94	1.10	2	71	150		111%	0:02:30	
	112th Ave. NE & NE 10th St.		1.12	1.48	2	164	679		315%	0:11:19	
	116th Ave. NE & NE 12th St.	0.80	1.32	2.24	32	375	6336	19699%	1590%	1:45:36	
	120th Ave. NE & NE 12th St.	0.57	0.82	1.02	14	39	104	658%	168%	0:01:44	
	124th Ave. NE & Bel-Red Rd.	0.82	0.95	1.34	39	74	405	945%	445%	0:06:45	
	130th Ave. NE & Bel-Red Rd.	0.57	0.75	1.03	14	27	109	694%	304%	0:01:49	
	140th Ave. NE & NE 20th St.	0.71	0.79	1.05	23	31	119	411%	286%	0:01:59	
	140th Ave. NE & Bel-Red Rd.	0.79	0.89	1.22	31	55	251	711%	354%	0:04:11	
	148th Ave. NE & NE 20th St.	0.93	1.00	1.18	67	95	212	215%	124%	0:03:32	
	148th Ave. NE & Bel-Red Rd.	0.98	1.13	1.44	86	171	589	585%	244%	0:09:49	
	156th Ave. NE & NE 24th St.	0.83	0.87	1.16	41	50	195	377%	289%	0:03:15	
	130th Ave. NE & Northup Way	0.60	0.76	1.14	15	28	179	1058%	540%	0:02:59	
	148th Ave. NE & NE 24th St.	0.92	0.98	1.22	64	86	251	291%	192%	0:04:11	
	124th Ave. NE & Northup Way	0.67	1.23	1.62	20	262	1095	5330%	319%	0:18:15	
	132nd Ave. NE & Bel-Red Rd.		0.88	1.17	2	53	203		287%	0:03:23	
	134th Ave. NE & Bel-Red Rd.		0.71	1.01	2	23	99		324%	0:01:39	
	156th Ave. NE & Northup Way	0.85	0.82	1.16	45	39	195	331%	402%	0:03:15	
	116th Ave. NE & NE 8th St.	0.73	0.87	1.32	25	50	375	1394%	650%	0:06:15	
	116th Ave. & Main St.	0.65	0.78	1.03	19	30	109	482%	264%	0:01:49	
	118th Ave. SE & SE 8th St.	1.02	0.89	1.27	104	55	308	196%	456%	0:05:08	
	116th Ave. SE & SE 1st St.	0.85	1.15	1.30	45	187	347	667%	86%	0:05:47	
	116th Ave. NE & NE 4th St.	0.92	1.00	1.48	64	95	679	958%	618%	0:11:19	
	1-405 SB Ramps & SE 8th St.	0.66	0.77	1.10	19	29	150	671%	419%	0:02:30	
	120th Ave. NE & NE 8th St.	0.62	0.74	1.06	17	26	125	649%	381%	0:02:05	
	NE 1st St. & Main St.		0.64	1.05	2	18	119		563%	0:01:59	
	Lk Hills Connector & SE 7th Pl.	1.03	1.02	1.42	109	104	547	403%	427%	0:09:07	
	116th Ave. NE & NE 6th St.		0.74	1.26	2	26	296		1036%	0:04:56	
	Type 2 PMA (Performance Target V/C = 0.90)	156th Ave. NE & NE 8th St.	0.75	0.77	1.31	27	29	361	1239%	1148%	0:06:01
		164th Ave. NE & Northup Way	0.74	0.73	1.03	26	25	109	319%	334%	0:01:49
		164th Ave. NE & NE 8th St.	0.68	0.70	1.23	21	23	262	1149%	1061%	0:04:22
		150th Ave. SE & SE Eastgate Way	1.01	0.81	0.97	99	37	82	-17%	122%	0:01:22
		142nd Ave. SE & SE 36th St.	0.89	0.92	1.33	55	64	390	605%	507%	0:06:30
		Richards Rd. & SE 26th (Kamber Rd.)	0.81	0.77	0.99	37	29	90	145%	212%	0:01:30
		150th Ave. SE & SE 38th St.	0.80	0.75	1.09	32	27	143	348%	432%	0:02:23
		Coal Creek Pkwy & Forest Dr.	0.86	0.82	0.93	48	39	67	42%	74%	0:01:07
		Richards Rd. & SE Eastgate Way	0.79	0.70	0.93	31	23	67	118%	199%	0:01:07
		Factoria Blvd. SE & SE Newport Way	0.77	0.74	0.93	29	26	67	134%	159%	0:01:07
		Factoria Blvd. SE & Coal Creek Pkwy	0.73	0.69	1.03	25	22	109	334%	401%	0:01:49
		Factoria Blvd. SE & SE 36th St. (I-90 EB Off-ramp)	0.88	0.81	1.11	53	37	157	198%	325%	0:02:37
		I-405 NB Ramps & Coal Creek Pkwy	0.71	0.72	0.94	23	24	71	203%	193%	0:01:11
		I-405 SB Ramps & Coal Creek Pkwy	0.81	1.13	1.31	37	171	361	879%	111%	0:06:01
Factoria Blvd. SE & SE 38th St.		0.85	0.73	0.92	45	25	64	42%	156%	0:01:04	
124th Ave. SE & Coal Creek Pkwy		0.74	0.75	0.97	26	27	82	215%	204%	0:01:22	
Type 3 PMA (Performance Target V/C = 0.85)		112th Ave. SE & Bellevue Way SE	0.77	1.00	1.11	29	95	157	442%	66%	0:02:37
		124th Ave. NE & NE 8th St.	0.53	0.79	1.07	12	31	131	1022%	323%	0:02:11
	140th Ave. NE & NE 8th St.	0.79	0.81	1.18	31	37	212	586%	476%	0:03:32	
	140th Ave. SE & SE 8th St.	0.82	0.87	1.16	39	50	195	402%	289%	0:03:15	
	148th Ave. NE & NE 8th St.	0.99	0.96	1.33	90	78	390	332%	399%	0:06:30	
	148th Ave. & Main St.	0.95	0.95	1.18	74	74	212	185%	185%	0:03:32	
	148th Ave. SE & Lake Hills Blvd.	0.97	0.86	0.95	82	48	74	-9%	56%	0:01:14	
	148th Ave. SE & SE 16th St.	0.88	0.86	0.97	53	48	82	56%	72%	0:01:22	
	140th Ave. NE & NE 24th St.	0.84	0.79	1.15	43	31	187	334%	503%	0:03:07	
	148th Ave. SE & SE 8th St.	0.79	0.78	1.03	31	30	109	252%	264%	0:01:49	
	164th Ave. NE & NE 24th St.	0.69	0.65	0.97	22	19	82	277%	338%	0:01:22	
	SE Allen Rd./Somerset Blvd. & SE Newport Way	0.63	0.60	1.00	17	15	95	445%	513%	0:01:35	
	116th Ave. NE & Northup Way	0.73	0.79	1.06	25	31	125	398%	304%	0:02:05	
	115th Pl. NE & Northup Way	0.95	1.00	1.17	74	95	203	173%	115%	0:03:23	
	150th Ave. SE & SE Newport Way	0.89	0.73	1.19	55	25	221	300%	782%	0:03:41	
	Richards Rd. & Lake Hills Connector	0.66	0.69	1.02	19	22	104	435%	378%	0:01:44	
	148th Ave. NE & NE 29th Pl.	0.83	0.72	0.87	41	24	50	23%	107%	0:00:50	
	164th Ave. SE & Lakemont Blvd.	0.62	0.71	1.01	17	23	99	494%	324%	0:01:39	
	148th Ave. SE & SE 22nd St.		0.86	1.07	2	48	131		175%	0:02:11	
	Coal Creek Pkwy & SE 60th St.		0.72	0.90	2	24	58		140%	0:00:58	
	10th Ave. SE & Bellevue Way SE		0.79	1.05	2	31	119		286%	0:01:59	

Vehicle Network Performance - System Intersections - Preferred Alternative with 2044 Growth Forecast

Total System Intersections Table 8, Appendix K

Performance Management Area and Performance Target	Intersections That Would Not Meet Target Under Preferred Alternative - 2044 Growth	V/C 2019 Base Year		V/C Preferred Alternative & Delay 2019		Delay No Action (seconds)	Delay Preferred Alternative & 2044 Growth (seconds)	Delay % Change (2019 to PA)	Delay % Change (NA to PA)	Delay Preferred Alternative & 2044 Growth (Hr:Min:Sec)
		(MIP)	V/C No Action	2044 Growth	(seconds)					
Type 1 PMA (Performance Target V/C = 1.00)	112th Ave. NE & NE 8th St.	1.00	1.23	1.04	95	262	114	21%	-56%	0:01:54
	112th Ave. NE & NE 10th St.		1.12	1.06	2	164	125		-24%	0:02:05
	116th Ave. NE & NE 12th St.	0.80	1.32	1.33	32	375	390	1118%	4%	0:06:30
	148th Ave. NE & NE 20th St.	0.93	1.00	1.02	67	95	104	54%	10%	0:01:44
	148th Ave. NE & Bel-Red Rd.	0.98	1.13	1.11	86	171	157	82%	-8%	0:02:37
	124th Ave. NE & Northup Way	0.67	1.23	1.25	20	262	284	1307%	9%	0:04:44
	116th Ave. SE & SE 1st St.	0.85	1.15	1.13	45	187	171	278%	-8%	0:02:51
	116th Ave. NE & NE 4th St.	0.92	1.00	1.08	64	95	137	113%	45%	0:02:17
Type 2 PMA (Performance Target V/C = 0.90)	142nd Ave. SE & SE 36th St.	0.89	0.92	0.96	55	64	78	41%	22%	0:01:18
	I-405 SB Ramps & Coal Creek Pkwy	0.81	1.13	1.11	37	171	157	325%	-8%	0:02:37
Type 3 PMA (Performance Target V/C = 0.85)	112th Ave. SE & Bellevue Way SE	0.77	1.00	0.93	29	95	67	134%	-29%	0:01:07
	140th Ave. SE & SE 8th St.	0.82	0.87	0.88	39	50	53	36%	5%	0:00:53
	148th Ave. NE & NE 8th St.	0.99	0.96	0.94	90	78	71	-21%	-9%	0:01:11
	148th Ave. & Main St.	0.95	0.95	0.96	74	74	78	5%	5%	0:01:18
	148th Ave. SE & SE 16th St.	0.88	0.86	0.86	53	48	48	-10%	0%	0:00:48
	115th Pl. NE & Northup Way	0.95	1.00	1.00	74	95	95	27%	0%	0:01:35