

From: [Charlie Bauman](#)
To: [PlanningCommission](#)
Cc: [Rousseau, Gwen](#); [King, Emil A.](#); [Johnson, Thara](#)
Subject: Bel-Red Look Forward comments for May 22nd meeting
Date: Wednesday, May 22, 2024 4:00:31 PM

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Dear Planning Commissioners,

I shared similar comments prior to the May 8th meeting, but am sharing these several comments again on the Bel-Red Policies which will be discussed tonight.

These comments are in context of our 6-acre property just north of the 130th station and are also on behalf of the Bel-Red Property Group, which is a collection of stakeholders who own 85 properties throughout Bel-Red, totaling more than 135 acres, including nearly 70% of the land within ¼ mile of the 130th light rail station.

Overall, I'd encourage the Planning Commission to support the Bel-Red Subarea Policy Amendments as drafted. Specifically:

1. STREET GRID: Strong support for policies S-BR-80 and S-BR-81 and the recognition that flexibility in the street grid is needed
 - The street grid as currently contemplated will prevent many sites from redeveloping. Flexibility on a site-by-site basis is essential.
 - Prioritize road connections that are most feasible – e.g. roads along shared property lines so one property isn't building the entire road, roads that don't cannibalize entire properties, emphasize new east-west arterial to take pressure off Northrup and Bel-Red road, etc.
 - Have fewer vehicular arterials but add lots of additional circulation on-properties via bike/pedestrian paths, local access driveways, woonerfs, etc.
2. STREAMS CRITICAL AREAS: Strong support for S-BR-26, S-BR-98, CL-96.
 - Partnership with developers and reliance on "best available science" is essential to ensure that urban streams, like Goff Creek, have any chance of receiving habitat restoration.
 - If strict critical area buffer requirements are left in place, then development will never occur. This will severely limit housing production in Bel-Red while also guaranteeing that habitat restoration does not occur.
 - Policies should focus on practical ways to BOTH improve habitat AND to maximize housing production.

I support the current policies and request that the Planning Commission support these as well to continue advancing the process.

Thank you all for your time.

Charlie Bauman
GT Capital
(425) 802-3352
charlie@gtcptl.com

From: [Anne Coughlin](#)
To: [PlanningCommission](#)
Subject: I signed up to speak tonight
Date: Wednesday, May 22, 2024 6:21:22 PM

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Bit am unable to do so.
Will write letter tomorrow.
Anne Coughlin

From: [Betsi Hummer](#)
To: [PlanningCommission](#); [Lu, Jonny](#); [Khanloo, Negin](#); [Malakoutian, Mo](#); [Villaveces, Andres](#); [Goepppele, Craighton](#); [Ferris,Carolynn](#); [Bhargava, Vishal](#); [Cuellar-Calad, Luisa](#)
Subject: Fw: Betsi Hummer Follow Up
Date: Wednesday, May 22, 2024 6:40:12 PM
Attachments: [image001.png](#)

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Just for your information...

I hope that we can make sure the public understands the zoning process...

Betsi Hummer 425.591.4784 betsihummer@yahoo.com

[Sent from Yahoo Mail on Android](#)

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

From: "Johnson, Thara" <TMJohnson@bellevuewa.gov>
To: "Betsi Hummer" <betsihummer@yahoo.com>, "King, Emil A." <EAKing@bellevuewa.gov>
Sent: Thu, May 16, 2024 at 12:08 PM
Subject: RE: Betsi Hummer Follow Up

Hello Betsi,

Thank you for checking in with us. I have made a few edits to your summary below. One change I wanted to note is that in most cases, the City will be looking at rezoning, in phases. For example BelRed will have the code amendment moving forward after the Comp Plan gets adopted, and middle house changes have to be completed by June 2025. We still have to determine how other areas of the City will be rezoned and when exactly that will occur. The Wilburton TOD area of course will be moving forward later this year.

However with Sunset Ranch and Bellevue College, the City will only undertake rezoning parcels to Institutional that are owned by Bellevue College.

Please let me know if you have any questions.

Thara



Thara Johnson

Comprehensive Planning Manager, City of Bellevue

tmjohnson@bellevuewa.gov | 425-452-4087 | BellevueWA.gov

From: Betsi Hummer <betsihummer@yahoo.com>

Sent: Monday, May 13, 2024 1:17 PM

To: King, Emil A. <EAKing@bellevuewa.gov>; Johnson, Thara <TMJohnson@bellevuewa.gov>

Subject: Betsi Hummer Follow Up

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Hi Emil and Thara,

I appreciate our call last week.

I feel understood, appreciated, and heard!

I want to be sure I understand the rezoning process, so please comment and amend the following.

Under the Comprehensive Plan process, particular properties are envisioned for change.

These are given a Future Land Use Map designation that reflects the vision of Staff, the public, and the Planning Commission.

This Future Land Use Map will be authorized by the Planning Commission, and then the City Council.

Then the Land Use Code is updated to, align with the Comprehensive Plan in most cases which would include a zoning district as well as reflecting particulars such as

building size, **height**, parking requirements, design, and setbacks; ~~but the property is till not but not rezoned.~~

Then the Land Use Code is voted on by the Planning Commission and then finalized by City Council.

The City will look at phasing rezoning to align or match the Comprehensive Plan land use designations in the Future Land Use Map. ~~Property owners will have the current, or existing, zoning until they apply for the Future Land Use Map designation.~~

In the case of Sunset Ranch and Bellevue College, once the Future Land Use Map and Land Use Code is approved, the property owners still have to apply to have their zoning updated.

If they do not apply for an update to zoning, their properties would retain the current zoning, which in this case is single family residential, R5.

Please let me know if this is accurate, and indicate what needs to change to make it accurate.

Thanks.

Betsi Hummer 425.591.4784 betsihammer@yahoo.com

From: [Mrs. Sana Mohammad Khader Amer](#)
Subject: Hello,
Date: Friday, May 31, 2024 10:46:51 AM

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I tried emailing you more than twice but my email bounced back. Note this, soonest you receive this email, revert to me before I deliver the message. It's important, pressing, crucial. Await your response
Mrs. Sana Mohammad Khader Amer

From: [Fran Kutoff](#)
To: [PlanningCommission](#); [Council](#)
Cc: [Johnson, Thara](#); [Nesse, Katherine](#); [King, Emil A.](#); [Carlson, Diane \(she/her\)](#); [Gerla, Kathy](#)
Subject: Zoning Umbrella
Date: Friday, June 7, 2024 9:14:43 AM

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To the Planning Commissioners and Bellevue City Council Members:

Re: Proposed Zoning Umbrella

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

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

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

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

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

Thank-you,

Fran Kutoff
12225 SE 47th Pl
Bellevue 98006

Johnson, Thara

From: Jodie Alberts <jodie@bellevuechamber.org>
Sent: Tuesday, May 21, 2024 6:53 PM
To: PlanningCommission
Subject: Chamber Letter re: Comp Plan Policies
Attachments: Comp Plan_Letter to Planning Commission_5.21.2024.pdf

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Good evening,

Please find the attached letter regarding the Comprehensive Plan Policies to be discussed during tomorrow evening's commission meeting. We appreciate the opportunity to provide feedback.

If you have any questions, please let me know.
Jodie

Jodie Alberts

Vice President of Government Affairs | **Bellevue Chamber**
M: 901.834.4261 | O: 425.213.1206 | E: jodie@bellevuechamber.org
BellevueChamber.org

Johnson, Thara

From: Mariya Frost <mariya.frost@kemperdc.com>
Sent: Tuesday, May 21, 2024 3:37 PM
To: PlanningCommission
Cc: Council; Kevin Wallace
Subject: KDC/WPI Joint Letter on TR-56 & S-BR-54
Attachments: KDC WPI Letter to PC 5-21-24.pdf

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Chair Bhargava and Commissioners,

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

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

Thank you for your consideration.

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





Planning Commission
City of Bellevue
450 110th Avenue NE
Bellevue, WA 98004

May 21, 2024

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

Commissioners,

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

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

Maintaining the Existing Arterial Road Network

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

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

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

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

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

Expanding the Arterial Road Network

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

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

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

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

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

Thank you for your thoughtful consideration.

Sincerely,



Mariya Frost
Director of Transportation
Kemper Development Company



Kevin Wallace
President
Wallace Properties, Inc.

Johnson, Thara

From: Ted Cooke <ted.cooke@outlook.com>
Sent: Tuesday, May 21, 2024 9:45 AM
To: Stephanie Margenats; info@wooforseattle.com; davina@electdavina.com; DerekStanford@pm.me; info@votekloba.com; mark2olympia@gmail.com; votebobhassegawa@gmail.com; steve4house@gmail.com; david@hackney4the11th.com; justin@votegreywolf.com; Mike@votemikesteele.com; Keith@keithgoehner.com; info@heatherforhouse.org; info@jimmayhew.com; dansarahs@gmail.com; ElectTanyaLavoy@outlook.com; info@electjamilataylor.com; electkristinereeves@gmail.com; melissaforwa@gmail.com; gwrighter@gmail.com; PeopleForMia@gmail.com; tina.orwall@gmail.com; CaseyEsmondDist33@gmail.com; thekimberlycloudshow@yahoo.com; emily@emilyalvarado.com; electVictoriaPalmer@gmail.com; liz@lizberry.com; Info@votejuliareed.com; Info@FriendsofSantos.com; info@electchipalo.com; Electmylinh@gmail.com; electtanasen@gmail.com; Alfrosenthal@aol.com; email@SenatorLisaWellman.com; stan.lippmann@gmail.com; Tadlock4House@gmail.com; Info@BetterWashington.org; nicole@votenicole.org; Stephanielloydagnew@yahoo.com; larry@larryspringer.org; ROGER@ROGERGOODMAN.ORG; info@daryaforhouse.com; info@gerrypollet.com; Barron4WA@gmail.com; ahndylynforseattle@gmail.com; bethforstate@gmail.com; chris@chrisstearns4wa.com; brian@votelott.com; info@electdebraentenman.org; kyle@peopleforkyle.com; friendsofvandanaslatter@gmail.com; amy@amywalen.com; info@lynntinh.com; info@kristianadeleon.com; info@electwaylon.com; bill@voteramos.org; patrick@electpeacock.org; jason@electritchie.com; info@magendanz.com; elect.landonhalverson@gmail.com; victoria@victoriahunt.com; elect.lisacallan@gmail.com; steph.a.lawson@gmail.com; HargroveMD@aol.com; jorge.baron@kingcounty.gov; dave.upthegrove@kingcounty.gov; claudia.balducci@kingcounty.gov; pete.vonreichbauer@kingcounty.gov; teresa.mosqueda@kingcounty.gov; reagan.dunn@kingcounty.gov; Ivan.miller@kingcounty.gov; lauren.smith@kingcounty.gov; dow.constantine@kingcounty.gov; claudia.balducci@kingcounty.gov; rod.dembowski@kingcounty.gov; teresa.mosqueda@kingcounty.gov; sarah.perry@kingcounty.gov; rob.saka@seattle.gov; tammy.morales@seattle.gov; joy.hollingsworth@seattle.gov; maritza.rivera@seattle.gov; cathy.moore@seattle.gov; dan.strauss@seattle.gov; robert.kettle@seattle.gov; tanya.woo@seattle.gov; sara.nelson@seattle.gov; michael.hubner@seattle.gov; bruce.harrell@seattle.gov; tammy.morales@seattle.gov; dan.strauss@seattle.gov; maritza.rivera@seattle.gov; tlinnell@algonawa.gov; williamt@algonawa.gov; Lyndao@algonawa.gov; timf@algonawa.gov; gordonc@algonawa.gov; brennaf@algonawa.gov; JamesH@algonawa.gov; ChristopherG@algonawa.gov; WayneL@algonawa.gov; SteveB@algonawa.gov; nbackus@auburnwa.gov; crakes@auburnwa.gov; kbaldwin@auburnwa.gov; ttaylor@auburnwa.gov; ytrout@auburnwa.gov; ctaylor@auburnwa.gov; lbrown@auburnwa.gov; hamer@auburnwa.gov; Robinson, Lynne; Malakoutian, Mo; Hamilton, Dave; Lee, Conrad; Nieuwenhuis, Jared; Stokes, John; Zahn, Janice; McCommon, Nathan; Todd, Joseph; thara.johnson@bellevuewa.gov; PlanningCommission; mason.thompson@bothellwa.gov; Rami.Al-Kabra@bothellwa.gov; Jeanne.Zornes@bothellwa.gov; Jenne.Alderks@bothellwa.gov; carston.curd@bothellwa.gov; Benjamin.Mahnkey@bothellwa.gov; amanda.dodd@bothellwa.gov; imaginebothell@bothellwa.gov; Kevin.Kiernan@bothellwa.gov; Sharon.Jones@bothellwa.gov; Cary.Westerbeck@bothellwa.gov; Claire.Robson@bothellwa.gov; Toni.Anders@bothellwa.gov; Sarah.Gustafson@bothellwa.gov; kevins@burienwa.gov;

To: stephaniem@burienwa.gov; hugog@burienwa.gov; lindaa@burienwa.gov; Jimmym@burienwa.gov; sarahm@burienwa.gov; alexa@burienwa.gov; planningcommission@burienwa.gov; HeidiT@burienwa.gov; ShelliP@burienwa.gov; JIvey@burienwa.gov; PCroon@burienwa.gov; JHalpin@burienwa.gov; JMattaJR@burienwa.gov; SOstrander@burienwa.gov; jim.ribail@carnationwa.gov; adair.hawkins@carnationwa.gov; brodie.nelson@carnationwa.gov; ryan.burrell@carnationwa.gov; jessica.merizan@carnationwa.gov; mayor@clydehill.org; council2@clydehill.org; council3@clydehill.org; council4@clydehill.org; council5@clydehill.org; jwagner@covingtonwa.gov; ssmith@covingtonwa.gov; ksoltys@covingtonwa.gov; jharjehausen@covingtonwa.gov; debby.hartsock@covingtonwa.gov; jcimaomjr@covingtonwa.gov; eporter@covingtonwa.gov; DCaudle@covingtonwa.gov; KAhrendsen@covingtonwa.gov; SBossom@covingtonwa.gov; KFosjord@covingtonwa.gov; SHunziker@covingtonwa.gov; tbuxton@desmoineswa.gov; hsteinmetz@desmoineswa.gov; mmahoney@desmoineswa.gov; jnutting@desmoineswa.gov; gachziger@desmoineswa.gov; jcharris@desmoineswa.gov; ygracematsui@desmoineswa.gov; dmplanning@desmoineswa.gov; DLathrop@desmoineswa.gov; LTechico@desmoineswa.gov; JWoycke@desmoineswa.gov; AJacobs@desmoineswa.gov; PMurphy@desmoineswa.gov; amy.ockerlander@duvallwa.gov; amy.mchenry@duvallwa.gov; jennifer.knaplund@duvallwa.gov; rick.shaffer@duvallwa.gov; john.isaacson@duvallwa.gov; ronm.mercer@duvallwa.gov; carol.kufeldt@duvallwa.gov; mike.supple@duvallwa.gov; patrick.vancleemput@duvallwa.gov; Brittany.RichardsonDon@duvallwa.gov; eric.preston@duvallwa.gov; council1@clydehill.org

Subject: Re: YOU'RE INVITED: Seattle King County Realtors Housing Issues Briefing

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I appreciate the invite, and the **only** solution for "missing middle" housing is to:

- 1) Discard state and local Comprehensive plans,
- 2) Greatly ease or eliminate the state Growth Management Act, and
- 3) Ease or eliminate local Critical Areas Ordinances.

This would allow full right of property, which would allow housing to once again grow organically into the foothills and around the state. There are other things which must be done, such as streamlining and standardizing permitting and inspection, but until the three major things above are done the program will continue to be "planned communities", i.e., ultimately a program of, "[you will own nothing and be happy](#)".

Highly suggested listening for candidates during their commutes: Two audible books by a former Democratic Washington State Governor who was also once the head of the Atomic Energy Commission and who taught science for decades at the U.W., Dixy Lee Ray. Edited by the former long-time editor of the Seattle Post-Intelligencer, Lou Guzzo. The suggestions in these books are the *real* way to fix the Missing Middle housing crisis, I can't recommend them highly enough:

Trashing The Planet: How Science Can Help Us Deal with Acid Rain, Depletion of The Ozone, and Nuclear Waste (among Other Things) - <https://www.audible.com/pd/Trashing-the-Planet-Audiobook/B0064RBDEU>

Environmental Overkill: Whatever Happened to Common Sense? - <https://www.audible.com/pd/Environmental-Overkill-Audiobook/B002VA9FEO>

Thanks!

Ted Cooke
Candidate for Washington State House 47th District Position 2

From: Stephanie Margenats <smargenats@nwrealtor.com>

Sent: Monday, May 20, 2024 1:13 PM

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Subject: YOU'RE INVITED: Seattle King County Realtors Housing Issues Briefing



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30TH ANNUAL HOUSING ISSUES BRIEFING

Tuesday, June 18th | 11:30 AM-1:00 PM | Meydenbauer Center, B

We know what Missing Middle Housing is. We know best practices. We know what the State is requiring of our cities. Now, we need to know what it will take for the private sector to bring Middle Housing to fruition. What's needed to make middle housing successful for buyers and sellers while also improving neighborhood quality.

Hear from a panel of Middle Housing experts on what it will take to incentivize and encourage infill in communities across King County.

Complimentary plated lunch.

Stephanie Margenats

Special Projects Coordinator



Seattle King County REALTORS®

12410 SE 32nd Street, Suite #100, Bellevue, WA 98005

Phone: 425.974.1011 | **Direct:** 425.974.1020



Johnson, Thara

From: Neal Mulnick <neal@clover.capital>
Sent: Tuesday, May 21, 2024 9:20 AM
To: PlanningCommission
Cc: Paul Etsekson; Michele Mulnick; Abigail DeWeese; King, Emil A.; Rousseau, Gwen; Johnson, Thara
Subject: Mountvue Place Shopping Center designation as Highrise Residential Mixed Use

You don't often get email from neal@clover.capital. [Learn why this is important](#)

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Dear Chair Bhargava and Planning Commissioners:

We own Mountvue Place shopping center located at 14504 – 14510 NE 20th St, Bellevue.

Thank you for all your work to date on the Bel-Red Look Forward and Comprehensive Plan Periodic Update — we are impressed by the clear vision it sets out for bold growth in the City over the next two decades. This is a seminal opportunity for the City and we applaud all of the effort going into the process.

At the May 8, 2024 meeting the commission voted to change the area of Bel-Red along NE 20th St between the 144th Ave NE block and 148th Ave NE to **Highrise Residential Mixed Use designation**. Given the proximity to light rail, Overlake Village (where Redmonds plans building up to 30 stories) and the large amenity base (grocery stores, restaurants and other services), this is an ideal location for residential re-development. **We strongly support this change and know it will help with the housing challenge in Bellevue.**

Thank you for this opportunity to comment. We look forward to working with you as the Comprehensive Plan and future Bel-Red zoning changes are implemented. Please do not hesitate to contact us if you have any questions.

Regards,
Neal Mulnick on behalf of the Mountvue Place LLC team

--

Neal Mulnick

Clover Capital LLC

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



Johnson, Thara

From: Stephanie Margenats <smargenats@nwrealtor.com>
Sent: Monday, May 20, 2024 1:14 PM
To: info@wooforseattle.com; davina@electdavina.com; DerekStanford@pm.me; info@votekloba.com; mark2olympia@gmail.com; votebobhasegawa@gmail.com; steve4house@gmail.com; david@hackney4the11th.com; justin@votegreywolf.com; Mike@votemikesteele.com; Keith@keithgoehner.com; info@heatherforhouse.org; info@jimmyhew.com; dansarahs@gmail.com; ElectTanyaLavoy@outlook.com; info@electjamilataylor.com; electkristinereeves@gmail.com; melissaforwa@gmail.com; gwrichte@gmail.com; PeopleForMia@gmail.com; tina.orwall@gmail.com; CaseyEsmondDist33@gmail.com; thekimberrylcloudshow@yahoo.com; emily@emilyalvarado.com; electVictoriaPalmer@gmail.com; liz@lizberry.com; Info@votejuliareed.com; Info@FriendsofSantos.com; info@electchipalo.com; Electmylinh@gmail.com; electtanasen@gmail.com; Alfrosenthal@aol.com; email@SenatorLisaWellman.com; stan.lippmann@gmail.com; Tadlock4House@gmail.com; Info@BetterWashington.org; nicole@votenicole.org; Stephanielloydagnew@yahoo.com; larry@larryspringer.org; ROGER@ROGERGOODMAN.ORG; info@daryaforhouse.com; info@gerrypollet.com; Barron4WA@gmail.com; ahndylynforseattle@gmail.com; bethforstate@gmail.com; chris@chrisstearns4wa.com; brian@votelott.com; info@electdebraentenman.org; kyle@peopleforkyle.com; Ted.Cooke@outlook.com; friendsofvandanaslatter@gmail.com; amy@amywalen.com; info@lyntrinh.com; info@kristianadeleon.com; info@electwaylon.com; bill@voteramos.org; patrick@electpeacock.org; jason@electritchie.com; info@magendanz.com; elect.landonhalverson@gmail.com; victoria@victoriahunt.com; elect.lisacallan@gmail.com; steph.a.lawson@gmail.com; HargroveMD@aol.com; jorge.baron@kingcounty.gov; dave.upthegrove@kingcounty.gov; claudia.balducci@kingcounty.gov; pete.vonreichbauer@kingcounty.gov; teresa.mosqueda@kingcounty.gov; reagan.dunn@kingcounty.gov; Ivan.miller@kingcounty.gov; lauren.smith@kingcounty.gov; dow.constantine@kingcounty.gov; claudia.balducci@kingcounty.gov; rod.dembowski@kingcounty.gov; teresa.mosqueda@kingcounty.gov; sarah.perry@kingcounty.gov; rob.saka@seattle.gov; tammy.morales@seattle.gov; joy.hollingsworth@seattle.gov; maritza.rivera@seattle.gov; cathy.moore@seattle.gov; dan.strauss@seattle.gov; robert.kettle@seattle.gov; tanya.woo@seattle.gov; sara.nelson@seattle.gov; michael.hubner@seattle.gov; bruce.harrell@seattle.gov; tammy.morales@seattle.gov; dan.strauss@seattle.gov; maritza.rivera@seattle.gov; tlinnell@algonawa.gov; williamt@algonawa.gov; Lyndao@algonawa.gov; timf@algonawa.gov; gordonc@algonawa.gov; brennaf@algonawa.gov; JamesH@algonawa.gov; ChristoperG@algonawa.gov; WayneL@algonawa.gov; SteveB@algonawa.gov; nbackus@auburnwa.gov; crakes@auburnwa.gov; kbaldwin@auburnwa.gov; ttaylor@auburnwa.gov; ytrout@auburnwa.gov; ctaylor@auburnwa.gov; lbrown@auburnwa.gov; hamer@auburnwa.gov; Robinson, Lynne; Malakoutian, Mo; Hamilton, Dave; Lee, Conrad; Nieuwenhuis, Jared; Stokes, John; Zahn, Janice; McCommon, Nathan; Todd, Joseph; thara.johnson@bellevuewa.gov; PlanningCommission; mason.thompson@bothellwa.gov; Rami.AI-Kabra@bothellwa.gov; Jeanne.Zornes@bothellwa.gov; Jenne.Alderks@bothellwa.gov; carston.curd@bothellwa.gov; Benjamin.Mahnkey@bothellwa.gov; amanda.dodd@bothellwa.gov; imaginebothell@bothellwa.gov; Kevin.Kiernan@bothellwa.gov; Sharon.Jones@bothellwa.gov; Cary.Westerbeck@bothellwa.gov; Claire.Robson@bothellwa.gov;

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Subject: YOU'RE INVITED: Seattle King County Realtors Housing Issues Briefing

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Johnson, Thara

From: leesgt@aol.com
Sent: Friday, May 17, 2024 12:34 PM
To: PlanningCommission
Subject: Wilburton Crossroads height choice

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

A comment that I made to Commission Member Craighton Goepppele when the Wilburton discussion was presented and Crossroads Mid rise/High rise came up. I agreed with him on the Mid rise classification and the Staff recommendation. The area is really not conducive to the higher limits that will be available.

- 156th St is extremely crowded now at almost every hour, imagining what happens when the skyscraper nature of the buildings become the norm.
- Parking is being put at a premium for the Senior Midrise next door to the Mall.
- I grant you that there is need for change and expansion in an upward direction and most of the area is conducive to having more tall buildings but the high rise option invades the other community residents much more than the mid rise. ((I drive past the midrise apartments LIV and it is overbearing to me and adds to the congestion trauma.))
- Leaving it up to the developers and owners as to how high to go seems a bit iffy since what is set to high rise does not need anything more than a building permit. The residents will have no say in it.

((I will also admit to thinking the same way when it was brought up at the previous meeting and Commissioner Craighton offered the same analysis.))

Lee Sargent
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