

Nesse, Katherine

From: Whipple, Nicholas
Sent: Tuesday, June 9, 2026 8:55 AM
To: pigpoppy@rocketmail.com; phyllisjwhite@comcast.net
Cc: Gallant, Kristina; Nesse, Katherine
Subject: RE: for: Negin Khanloo, asap, please. re Omnibus Land Use Code Amendment

Hi Tim,

First, my apologies for the delayed response. I'm also sorry to hear about your pneumonia. I hope you are feeling better and on the road to recovery.

I wanted to clarify a few points regarding the Planning Commission's action on the Omnibus LUCA. The Commission transmitted its recommendation to the City Council without modification. While some commissioners encouraged staff to follow up with Phyllis to better understand neighborhood concerns, this was not done with the intent of changing the Commission's recommendation on the LUCA.

It's also important to note that the Planning Commission does not have the authority to direct staff operations or outreach activities. The Commission's role is limited to advising the City Council on policy matters (when asked by Council). Commissioners do not oversee how staff conducts outreach or develops recommendations.

I apologize for any confusion and for how comments made during the meeting may have been interpreted. There was no direction from the Commission to pursue a neighborhood-specific carveout, nor was there an expectation that staff would revisit the Commission's recommendation. That said, I would be happy to schedule a call with you to walk through the relatively minor tree code changes included in the LUCA and discuss how they may affect your area. Based on our analysis, we do not expect these changes will have a significant impact on your neighborhood. Because of that, we do not believe a site visit is necessary, and we are not planning to evaluate a neighborhood-specific carveout.

If you'd like to set up a time to talk through the LUCA in more detail, please let me know.

Best regards,
Nick



Nick Whipple

Code and Policy Director

Development Services, City of Bellevue

(He/Him)

[425-452-4578](tel:425-452-4578) | nwhipple@bellevuewa.gov | BellevueWA.Gov

From: Tim Hay <pigpoppy@rocketmail.com>
Sent: Monday, June 8, 2026 4:40 PM
To: Nesse, Katherine <KNesse@bellevuewa.gov>
Subject: for: Negin Khanloo, asap, please. re Omnibus Land Use Code Amendment

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

RE: a) 26-405 Recommended Omnibus Land Use Code Amendment and proposed Bellevue City Code Amendments to address clean-up amendments in the Land Use Code, amendments required for compliance with state law, and minor amendments which require limited policy consideration and clearly advance established priorities.

Dr. Khanloo / Negin:

As you'll see from reading-down thru the string of emails (below) that commenced with the end of your Planning Commission meeting somewhere around 5-15-26 (just short of 4 weeks ago), our East Kelsey Creek Neighborhood Ass'n, - - alerted by yourself and two other Commission Members, got busy verifying and laying the groundwork necessary for you three Commissioners to lead a successful 'carve-out' for at least the East Kelsey Creek area from the one-size fits all expectation for the rest of the City.

I wrote Kristina Gallant (staff) on 5-20, replying to her questions and suggesting a Tour. Her response mentioned the need to wait for Nick to return the following week, presumably the week of this most recent Tuesday, the 2nd. I kept waiting for her indication all week, but could do little on my own as I had a severe case of Pneumonia, (and still have it). To my knowledge, no response was sent to either Phyllis White or myself.

I'm worried. Tho perhaps I should have pushed Kristina Gallant as of last Tuesday, I was in the process of contracting a too severe case of pneumonia - - I finally got to see my 'Senior Health Care doctor at Overlake on that Tues., the 2nd. But I couldn't summon the concentration to follow-up on Kristina 'till this most recent weekend, the 6th and 7th.

So, "Help!!" I'm asking you to contact one or more members of the City Council. Tell them that the Staff (Kristina and/or probably Nick) perhaps 'dropped the ball' in failing to contact either myself or Phyllis White. Which resulted in the possibly-intended disregard of the direct request on the part of yourself and two other members of the Planning Commission. Moreover, that 'ball-dropping' foreclosed any possibility the City may have recognized as a 'carve-out' of our 'triangle' (with its welter of 3 creeks, 2 dams, salmon runs, birds both small and very large, beavers, deer, coyotes, very small sub-water organisms, and trees ranging from cottonwood, cedar, hemlock and douglas fir - - this last with most having grown above 150'. All this has promoted a bucolic sense of silence to be found nowhere else in Bellevue.

Allowing the recent 'shiny object' of housing to besmirch this triangle will be to obviate the City's chances at someday creating an "In-City Walking Nature Park" in one or more of its more critical areas. This triangle must, somehow, be preserved for our posterity. If not now, - - then when? Probably 'Never' !

So, - - I'm hoping and asking you, with such allies as you may recruit, to talk to as many of the members of our City Council as you can contact. Resulting in, I'd suggest, a motion to set aside tomorrow night's decision on this 'triangle' until after members of the Council will have had a chance to tour the 'triangle', with (hopefully a public hearing on the subject, abetted by testimony from an authorized expert from the WSWF.

Please. And Thanks So Much!

Tim Hay

pigpoppy@rocketmail.com

931 - 129th PI, N.E. (Lot 21, Div 2, Tall Firs Estates
425-454-6636 (land line, no texts)

On Sunday, May 24, 2026 at 10:28:50 AM PDT, Tim Hay <pigpoppy@rocketmail.com> wrote:

Phyllis:

For the moment, we are stymied, because I have suggested to Kristina Gallant (below) that we set up a tour. As I see it, it's up to her to talk to her people, (including members of the Planning Commission, the Council, and any of staff that might want to take part. Or, - - they might turn down the Tour - - entirely!, telling us that it's gotta be a meeting of some nature. Which would undermine their full understanding of what our area is all about. The ball's in Their court. Not in ours.

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How did the first Farmers' Market day/weekend go? Where did you finally wind up?
- Tim Hay

On Sunday, May 24, 2026 at 09:05:13 AM PDT, phyllisjwhite <phyllisjwhite@comcast.net> wrote:

Hello Tim,

I am sorry for not checking in. I have been busy with the market.

I will gather my neighbors together.

Phyllis

Sent from my Galaxy

----- Original message -----

From: Tim Hay <pigpoppy@rocketmail.com>

Date: 5/20/26 10:36 AM (GMT-08:00)

To: Kristina Gallant <kgallant@bellevuewa.org>

Cc: Phyllis White <phyllisjwhite@comcast.net>, Tim Hay <pigpoppy@rocketmail.com>

Subject: Request from: Dr. Negin Kahnloo, Chair of Bellevue Wa Planning Commission

Good Morning, Kristina - -

My errant thumb perhaps sent a prior mis-start of an email to you. I must speak harshly to that thumb! Thanks for the response and questions of 12:49, Tuesday.

As was noted by Phyllis White, President of our East Kelsey Creek Neighborhood Ass'n: apparently three members of the Planning Commission mentioned that 'our triangle': (N.E. 8th/136th N.E./Bel-Red Rd/124th N.E.) comprising the *East Kelsey Creek Neighborhood Ass'n*, while small, is totally unique. Comparisons were made, largely regarding the presence of trees, with Beau Arts and Bridle Trails. All of which are true.

To answer your question: We do not yet have either a specific date nor a meeting at which we can meet with City representatives. However, it will be of inestimable value if we can all meet for about 45 minutes within the physical boundaries of EKCNAss'n. We propose a Tour, - - giving a few Staff and available Commissioners and Council Members a chance to experience our little sub-area. We suggest that you might want to take your own photos.

The Tour would involve a 'string' of cars, with 5 stops over a 45-minute span. At the end of which we might all repair to a room in City Hall for questions and discussion. It would facilitate things if the City has a bus that would accommodate those who would like to take part. We might suggest setting up the tour on a Saturday, if that would be best.

The residents within EKCNAss'n area know the value of its three year-round creeks, its 150' trees, its salmon and wildlife and - - its relative silence. Once you've experienced a short walk in the 'City Woods', we know you'll agree that it is a unique City asset, - - deserving the City's special care.

Tim Hay vice president, EKCNA
pigpoppy@rocketmail.com
425-454-6636 (land line)

On Tuesday, May 19, 2026 at 12:49:26 PM PDT, Gallant, Kristina <kgallant@bellevuewa.gov> wrote:

Good afternoon Tim,

Thanks for reaching out, Kate passed along your message to our team. I just wanted to let you know that Nick is out of the office this week, but will follow up with you about meeting with the East Kelsey Creek Neighborhood Association when he returns. Do you have a planned meeting you would like us to join, or would you like to find a date for a dedicated meeting?

Thanks,

Kristina

Kristina Gallant, AICP

Planning Manager

Code and Policy, Development Services, City of Bellevue

(She/Her)

[425-452-6196](tel:425-452-6196) | kgallant@bellevuewa.gov | BellevueWA.Gov

[Take our Survey](#)

From: Tim Hay <pigpoppy@rocketmail.com>

Sent: Friday, May 15, 2026 4:15 PM

To: Council Office <CouncilOffice@bellevuewa.gov>

Subject: Dr. Negin Khanloo, Chair of the Planning Commission

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Dr. Khanloo:

I am Tim Hay, - - he of the tall display of Garbage Truck pickup in culdesacs. Yes, That One! I live in Tall Firs Estates, which is wholly within the triangular section in Bellevue known as "East Kelsey Creek Neighborhood Ass'n".

Following the May 13th presentation by Phyllis White, re retention of the trees and large lots within our triangular area of East Kelsey Creek Neighborhood Ass'n, I believe that three Commission Members agreed that Staff to be recommended to meet with East Kelsey Creek Neighborhood Ass'n.

Along with Phyllis White, I am a founding member and an officer of East Kelsey Creek N.A.

This message is to be given to Staff as a way to contact me:

My email is: pigpoppy@rocketmail.com

My (land line) phone is 425-454-6636

Thank you - -

Tim Hay 931 - 129th Pl, N.E.

Evans Plaza comp plan amendment comment letter

From Jessica Clawson <jessica@mhseattle.com>

Date Tue 6/9/2026 9:52 AM

To PlanningCommission <PlanningCommission@bellevuewa.gov>

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

 1 attachment (534 KB)

Planning Commission letter June 8 2026v1.pdf;

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

Hi Chair Khanloo and Commissioners:

Please see the attached comment letter from the applicant. Thank you!

Jessica M. Clawson

McCULLOUGH HILL PLLC

701 Fifth Avenue, Suite 6600

Seattle, Washington 98104

Direct: 206-812-3378

Cell: 206-313-0981

jessie@mhseattle.com

www.mhseattle.com

NOTICE: This communication may contain privileged or confidential information. If you have received it in error, please advise the sender by reply email and immediately delete the message and any attachments without copying or disclosing the contents.

Thank you.

June 9, 2026

VIA ELECTRONIC MAIL

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

Re: Evans Plaza Comprehensive Plan Amendment

Dear Chair Khanloo and Members of the Planning Commission:

I am writing on behalf of the applicant, Steve Malsam, regarding the proposed Evans Plaza Comprehensive Plan Amendment. We appreciate the staff's work on this and the Commission's consideration of this application. We respectfully request that the site continue with the Lowrise 2 (LR2) designation, which is what we applied for.

Maintaining the LR2 designation is critical to achieving a site outcome that aligns with both the City's Comprehensive Plan goals and the City's stated desire for meaningful neighborhood-serving commercial space, in addition to housing density in a developed neighborhood. The implementing zones for the Lowrise 1 (LR1) designation, now recommended by staff, simply will not achieve the type of development that the City and other stakeholders desire. At the LR1 designation, it is much more likely that the site will remain in its current condition for the foreseeable future.

1. Feasibility of Mixed-Use Development with Active Ground Floor

The LR2 designation allows for heights up to approximately eight stories. This number of stories is essential to deliver a true mixed-use project with viable commercial uses at grade. Successful ground-floor retail requires sufficient residential density above to subsidize the higher construction costs associated with quality-built commercial space, and also allows some subsidization of commercial rents below.

By contrast, a Lowrise 1 (LR1) designation, with a maximum height of only 45 or 60 feet, would significantly constrain development capacity. After accounting for a properly scaled ground-floor commercial space (typically 15–18 feet clear height, which puts the deck of concrete at approximately 20 feet), an LR1 project would yield only two to four stories of residential above. This level of density is insufficient to support economically viable retail, risking underutilized or inactive ground-floor space—contrary to neighborhood expectations and City objectives.

The bottom line—if the neighborhood and the City are looking for good mixed use commercial space, you must allow for sufficient height above to allow the commercial to occur. Pinched commercial heights create bad retail spaces, and frankly, the site will remain as it is if designated at LR1.

2. Scale and Compatibility with Surrounding Uses

Concerns about scale and compatibility are understandable, but they are not applicable in this context. This site is not adjacent to established single-family neighborhoods or low-scale residential uses. Instead, it is:

- Directly adjacent to 520 (elevated in this location) and two arterial streets
- Buffered by a PSE-owned greenbelt
- Located at the bottom of a hill
- Surrounded by existing commercial uses, including a business park, Dunn Lumber, and a large church.

These characteristics substantially reduce the potential for typical scale and transition impacts. Staff compared Evans Plaza to neighborhood centers such as Northtowne, Bell-East, and Newport Hills, where lower-intensity designations are appropriate due to proximity to single-family homes and small-scale multifamily development. Evans Plaza is not similarly situated—it is surrounded by commercial uses, a freeway, arterials, and is a very commercial site. Please see Exhibit A, attached to this letter, to see the siting of the LR1 designated properties. LR2 makes much more sense for Evans Plaza, particularly when compared to other neighborhood centers that are designated LR1.

3. Development Standards and Site Constraints

The zoning constraints for LR1 implementing zones are also much more restrictive than LR2, creating an even less dense, and less likely to occur, development. The Evans Plaza site has a high water table, meaning site planning efficiency is critical and the developable area must be utilized as effectively as possible. In particular:

- LR1 zones impose more restrictive limits on impervious surface and hardscape coverage (limits of only 65% impervious surface coverage versus 95% for LR2).
- LR2 implementing zones allow a floor area ratio (FAR) of up to 3.0, which is more consistent with the site's location near the Bel-Red corridor—an area planned for significantly higher intensity development. In contrast, LR1 zones limit FAR to 2.0–2.5, which would further constrain the ability to deliver a meaningful mixed-use project.

LR2 is a more “urban” designation in terms of the implementing zones; this is a much more appropriate designation given the location and heavily commercial character of Evans Plaza and its surrounds.

4. Design Review and Quality Assurance

Regardless of designation, all relevant implementing zones are subject to design review requirements. As such, there will be appropriate regulatory oversight to ensure the project meets Bellevue's design standards and integrates well with its surroundings. Retaining the LR2 zone, still subject to design review, will lead to the type of mixed-use commercial project that is appropriate for the location and meets the City's broader land use goals.

June 9, 2026
Page 3

We respectfully urge the Planning Commission to recommend maintaining the LR2 designation for this site. Thank you for your time and consideration.

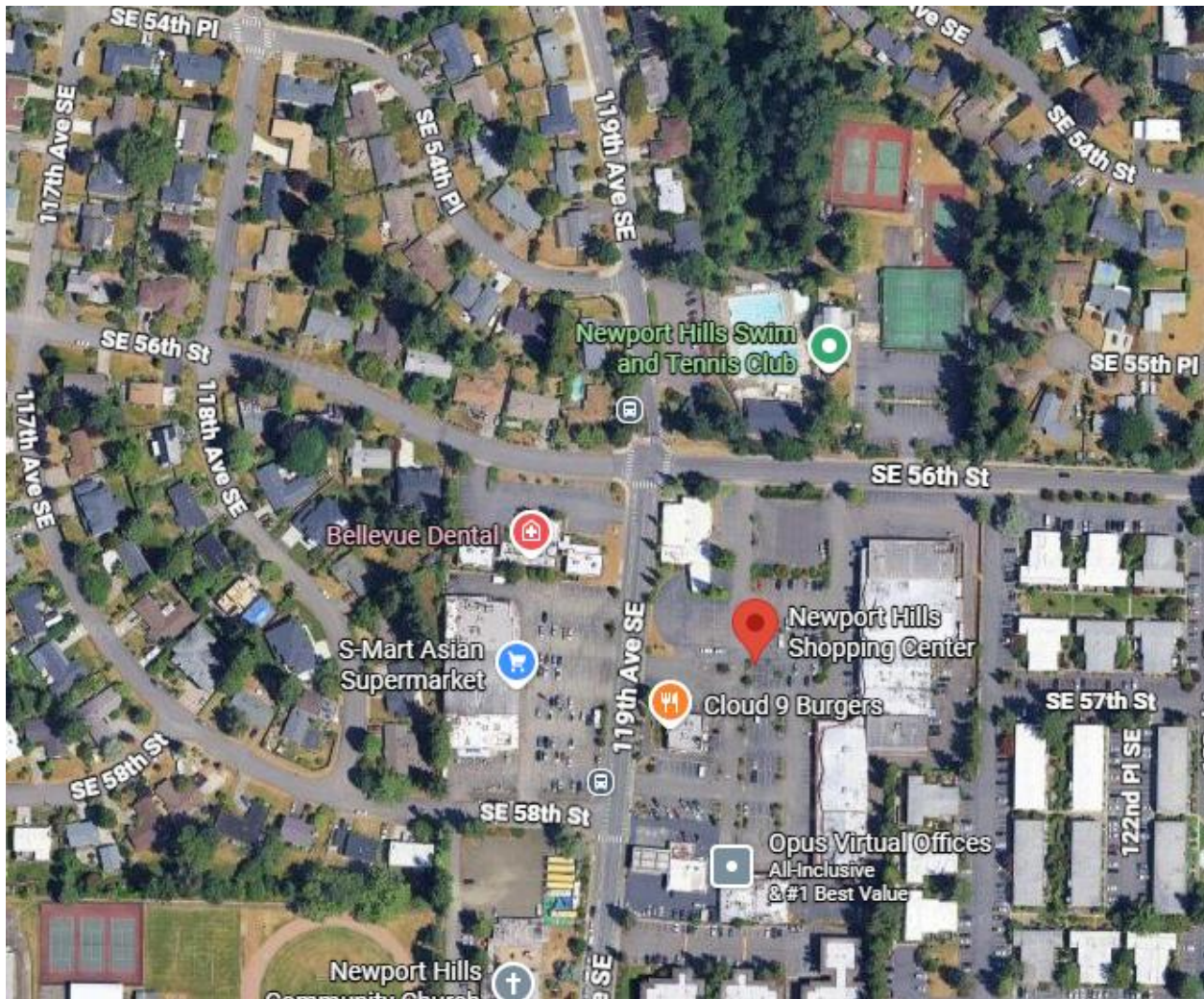
Sincerely,

Jessie Clawson

EXHIBIT A

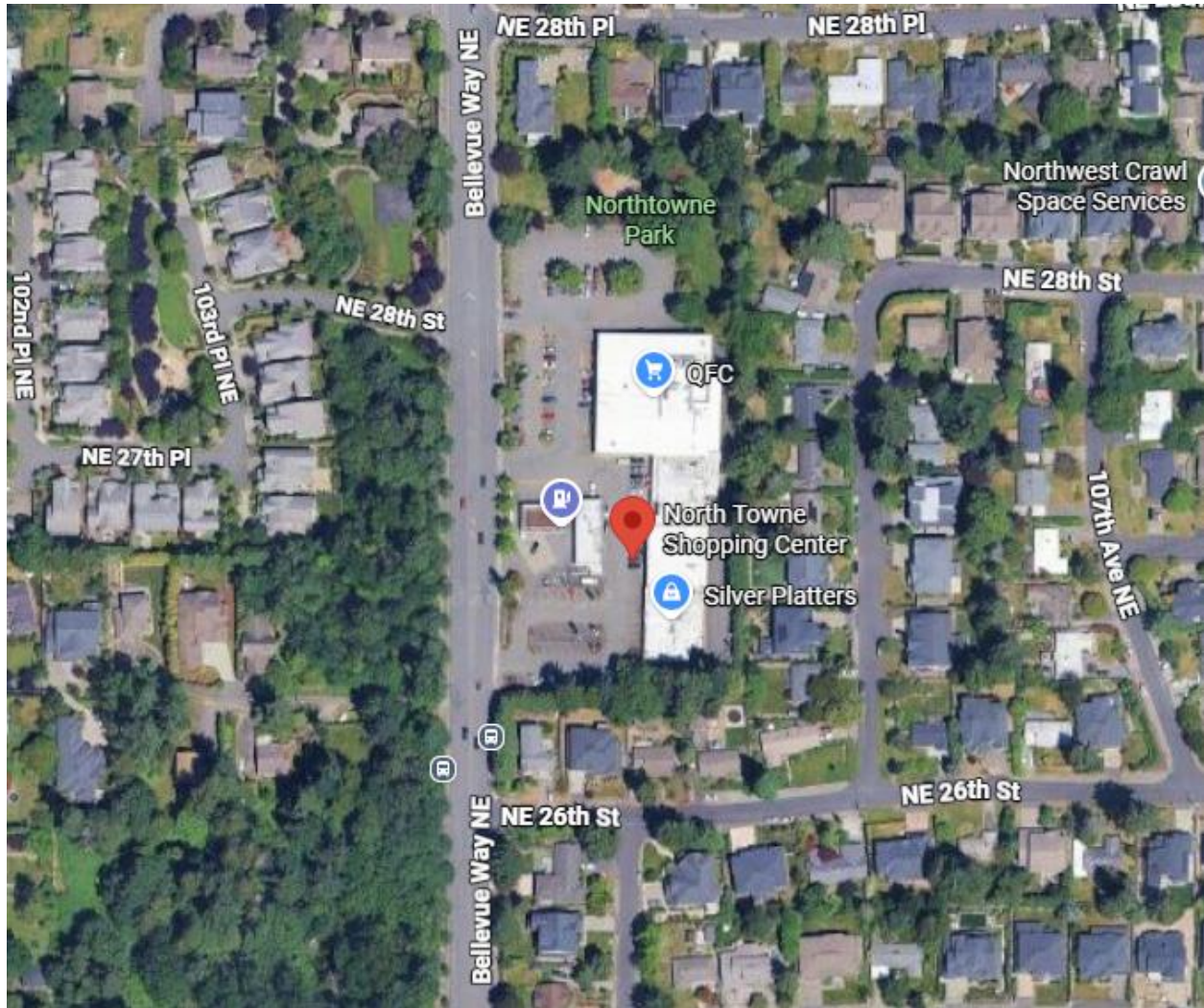
Newport Hills Shopping Center

5806 119th Ave SE



Northtowne Shopping Center

2620 Bellevue Way NE



Evans Plaza

2299 140th Ave NE



Omnibus Land Use Code Amendment

From phyllisjwhite@comcast.net <phyllisjwhite@comcast.net>
Date Tue 6/9/2026 10:15 AM
To PlanningCommission <PlanningCommission@bellevuewa.gov>

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

Dear Planning Commission,

Please forward this message to Commissioner Kennedy, Chair Khanloo, and Commissioner Ferris.

Thank you for your interest in East Kelsey Creek's streams, mature tree canopy, wildlife, and neighborhood habitat corridor. I wanted to follow up because staff has clarified that the Planning Commission transmitted the Omnibus LUCA to Council without modification and that the Commission did not formally direct staff to pursue a neighborhood-specific code change. I understand that distinction.

At the same time, the Commission discussion identified an important unresolved policy question: whether East Kelsey Creek has unique canopy, wildlife, riparian, and watershed conditions that warrant further evaluation before SR-1 tree-credit reductions are finalized.

I also want to respectfully note that residents do not view the proposed SR-1 tree-credit change as minor. Aligning SR-1 with SR-2, SR-3, and SR-4 would substantially reduce SR-1 tree-credit requirements. Even if the amendment is described as an administrative alignment, the practical effect could be significant in neighborhoods like East Kelsey Creek, where larger SR-1 lots still support mature canopy, creekside vegetation, daily wildlife activity, and private-parcel habitat connections. This would reduce SR-1 tree-credit requirements by approximately 60%, lowering the City's regulatory expectation for tree retention and replacement in SR-1 neighborhoods, resulting in less mature canopy being retained over time.

Residents are not asking the City to stop growth. We are asking that East Kelsey Creek's existing mature canopy, daily wildlife activity, creek corridor, and upper-watershed function be evaluated before SR-1 tree-retention standards are reduced.

Thank you again for recognizing that Kelsey Creek may have something special worth understanding and protecting.

Sincerely,

Phyllis White
Board President
East Kelsey Creek Neighborhood Association

----- Original Message -----

From: "Whipple, Nicholas" <NWhipple@bellevuewa.gov>
To: "pigpoppy@rocketmail.com" <pigpoppy@rocketmail.com>,
"phyllisjwhite@comcast.net" <phyllisjwhite@comcast.net>
Cc: "Gallant, Kristina" <KGallant@bellevuewa.gov>, "Nesse, Katherine"
<KNesse@bellevuewa.gov>
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If you'd like to set up a time to talk through the LUCA in more detail, please let me know.

Best regards,

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

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Dr. Khanloo / Negin:

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Kristina Gallant, AICP

Planning Manager

Code and Policy, Development Services, City of Bellevue

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Date Tue 6/9/2026 7:43 PM

To PlanningCommission <PlanningCommission@bellevuewa.gov>

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To the Planning Commission:

On behalf of the landowner, Len Evans, I wanted to inform the Planning Commission that the staff recommendation of Low Rise 1 Mixed-Use is not an appropriate designation for this property. This land-use designation will not encourage the re-development of the Evans Plaza. This type of designation will likely leave the property as an old commercial center or will be sold to a townhouse developer. I do not believe this is what the City of Bellevue wants to see in this fast-changing corridor.

Jessica Clawson has written a more formal letter outlining our position on the Low-Rise 1 designation. I highly encourage the Planning Commission to adapt the requested Low-Rise 2 designation. This is much more consistent with the area and will allow for the economics to work. Low-rise 1 is not a feasible solution for a property that is located near light -rail, shopping, SR 520, Microsoft, etc...

Thank you for your consideration.

--Steve Malsam, Owner's Representative

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Nesse, Katherine

From: NORMAN HANSEN <hansennp@aol.com>
Sent: Wednesday, June 10, 2026 1:34 PM
To: PlanningCommission; Council; evansplazacpa@googlegroups.com;
board@bridletrailscommunity.org; warren@aol.com; Cindy Ludwig
Subject: Bellevue Planning Commission June 10, 2026 Agenda - Evans Plaza CPA
Attachments: June 10.docx

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See attached Memo from Bridle Trails Community Club dated June 10th

June 10, 2026

To: Bellevue Planning Commission and Bellevue City Council

Subject: Evans Plaza CPA Neighborhood Option for
Planning Commission Consideration

Neighborhood Option for Evans Plaza CPA consideration Option 3:

Neighborhood Recommendation: It is requested that the Planning Commission consider SUBSTANTIAL COMMUNITY ENGAGEMENT during the upcoming Bridle Trails Sub Area Update.

Discussion: Bridle Trails and surrounding neighborhoods want to keep the unique Neighborhood heritage characteristics that have served the Bellevue Community well for over 50 years. It continues to be a thriving and needed business area.

Bel-Red currently offers many opportunities. The developer already has substantial residential up zoning just a few steps from the Sound Transit Station on 130 Ave NE. Bellevue has heavily already invested in needed infrastructure there.

Bellevue needs to concentrate on property already designated as high density rather than create sprawl in the neighborhoods.

Bellevue has a process for significant density changes as the recent opportunity in the 2024 Comprehensive Plan Process.

Norm Hansen, Bridle Trails Community club Board Focal

Nesse, Katherine

From: Marielle Frager <marielled7@me.com>
Sent: Monday, June 15, 2026 4:02 PM
To: PlanningCommission
Subject: Feedback on Factoria Neighborhood Plan Draft

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Hello -

Thank you for the work and thoughtful planning that has gone into developing the Factoria Neighborhood Plan. I'm not sure if I will be able to attend the upcoming feedback session in person, so I wanted to share a few thoughts and comments here as a resident of the neighborhood.

I live in the **Mockingbird Hill residential area of Factoria**, which includes a concentration of single-family homes, with multiple condominium and apartment communities located just north of us along the SE 124th corridor. While I appreciate the vision outlined in the draft plan, I want to advocate for ensuring that improvements are distributed across the broader Factoria community and not concentrated solely within the commercial core.

Neighborhood Park / Public Green Space

While the draft plan identifies the need for additional parks and gathering spaces, I strongly encourage the City to consider locating a neighborhood park or public green space closer to the southern residential portion of Factoria. Residents in this part of the neighborhood currently lack convenient, walkable access to safe parks and community gathering spaces, despite representing a significant residential population. A neighborhood-serving park near Mockingbird Hill or along the SE 124th corridor would better serve families, children, dog owners, and residents living in nearby apartment and condominium communities who may not have access to private outdoor space.

Traffic Calming and Safety on SE 124th

As redevelopment continues and traffic volume increases, I would encourage the City to prioritize traffic calming measures along neighborhood streets surrounding Mockingbird Hill, particularly along **SE 124th**. It is important to prevent residential streets from becoming cut-through routes while improving safety for pedestrians, cyclists, families, and children in the area.

Ensure South Factoria Residents Benefit from Improvements

I encourage the City to ensure that neighborhood investments extend beyond the commercial redevelopment core so that established residential communities in South Factoria also experience direct and visible quality-of-life improvements. Residents who already live in these neighborhoods should benefit meaningfully from the long-term investment being made in Factoria.

Beautification and Tree Canopy Improvements

I would also love to see increased tree planting, landscaping, and beautification improvements along SE 124th, neighborhood entry points, and residential streets. These improvements would make the area feel

safer, greener, and more connected to Bellevue's broader "*City in a Park*" vision while improving the overall experience for those who live here every day.

I'm excited to see investment being made in Factoria and appreciate the opportunity to provide feedback. I hope the City will continue to consider the needs of existing residential communities as part of shaping Factoria's future.

Thank you,

Marielle Frager