

From: [p.johnston](#)
To: [PlanningCommission](#)
Subject: FW: HB1110 and SB 5190 companions Flexible Framework: Do not abandon the values and approaches for Road Map To Washington's Future
Date: Thursday, February 9, 2023 6:06:35 AM

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FYI

Sent to State Legislators and Council

Do not abandon the values and approaches as a foundation for the next generation of growth planning efforts as defined by the **A Road Map To Washington's Future, 2019 by William D. Ruckelshaus Center**, a joint effort of the University of Washington and Washington State University.

- **Respect that place matters**
- **Maximize flexibility, adaptation, and innovation in plans and policies**
- **Economic and ecological conditions are very different across the state**
- **Account for the interdependency and relationship of people with the land**
- **Consider all elements needed to create thriving communities**
- **Focus on creating conditions for**

The State is not taking the opportunity to support cities in understanding their local needs and encouraging action in response to their unique housing challenges. Cities continue to show their interest in addressing their local housing needs. With the right tools, such as 2019 HB 1923 and HB 1406, Cities can meet their unique housing challenges. More revenue is clearly needed to address the lack of below-market housing and homelessness prevention. Provide support at the systems level. Meet the vision of a flexible framework.

From: A Road Map To Washington's Future, 2019

"Respect that place matters. Each community and region of the state has a unique social, political, ecological, and cultural history that creates the story of that place. It is critical to understand the social and ecological dynamics and identity of each place, in order for growth to contribute to the health of its environment and people. People often develop strong emotional, spiritual, and cultural connections to place, to other people, as well as to lifestyles. Disruption of these connections can impact the quality of community life and human health.

"Maximize flexibility, adaptation, and innovation in the development and implementation of growth management plans and policies, as the future is highly uncertain, and the pace of change is rapid. Creativity, innovation, and collaboration are needed to address the impacts of change."

"Economic and ecological conditions are very different across the state. In order to meaningfully address the unique circumstances of place, communities need the capabilities to adapt."

"Rethink the concept of land use in planning, to account for the interdependency and relationship of people with the land. It is the relationship of people with the land that is the basis for social, economic, and ecological sustainability. Land use often focuses on the adaptation, management, or utilization of land for human needs. Thinking more in terms of relationship allows for greater harmony between human activity and ecological vitality, and the potential that outcomes have multiple and mutual benefit"

“Consider all elements needed to create thriving communities. Planning and policy goals are often siloed Road Map to Washington’s Future The William D. Ruckelshaus Center Introduction 6 and reduced to narrow indicators (for example, number of units of housing built may be a goal for housing availability). The nature of development, and the range of outcomes that development can serve, may be different if the focus is on building community.”

“Focus on creating conditions for collaboration versus adversarial approaches. Given the complexity and challenges of managing growth and/or creating thriving communities, maximize opportunities for collaboration, and provide technical support, to achieve desired outcomes. Recognize that financial resources are required to achieve successful outcomes. Without sufficient resources and capacity, the best-laid plans will not come to fruition”

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Cordially,

-pamla johuston
425-881-3301

From: [p.johnston](#)
To: [PlanningCommission](#)
Subject: FW: LID-PublicHearing-PlanningCommission20160914 (002).pdf
Date: Tuesday, February 14, 2023 12:11:18 AM
Attachments: [LID-PublicHearing-PlanningCommission20160914 \(002\).pdf](#)

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Old data but worth consideration. See below and attached

In Portland “**One large tree is required per four parking stalls**, or one medium tree per three stalls, or one small tree per two stalls.”

<https://www.portlandoregon.gov/bds/article/104897>

Redmond “Trees shall be planted within interior landscape areas at a minimum of **one per four parking stalls** and shall be evenly spaced.”

<http://online.encodeplus.com/regs/redmond-wa/doc-viewer.aspx?ajax=0&tocid=003.016.090#secid-3649>

Sacramento, Ca 17.612.040 Tree shading requirements for parking lots “B. Tree shading requirement. Trees shall be planted and maintained throughout the surface parking facility to ensure that, within 15 years after establishment of the parking facility, at least **50% of the parking facility** will be shaded...” <http://www.qcode.us/codes/sacramento/>

Fresno “**Fifty percent of paved parking lots** surface shall be shaded by tree canopies within fifteen years of planting” <http://www.fresno.gov/NR/rdonlyres/7FDD2107-E556-4B87-8CDC-3D106C5DB37E/o/ParkingLotShadingStandards.pdf>

Davis, Ca “**50% of the paved parking lot surface** shall be shaded with tree canopies within 15 years of acquisition of building permit”

<http://cityofdavis.org/home/showdocument?id=572>

Pittsburg: 918.02.B Off-Street Parking Areas: “..... The landscaping shall include at least one **(1) tree for every five (5) parking spaces.**” NOTE: e City of Pittsburgh has 42% tree canopy.)

San Diego “A minimum of one 24” boxed **tree per 5 parking spaces** (rounded to the nearest whole number) is required for a parking area”

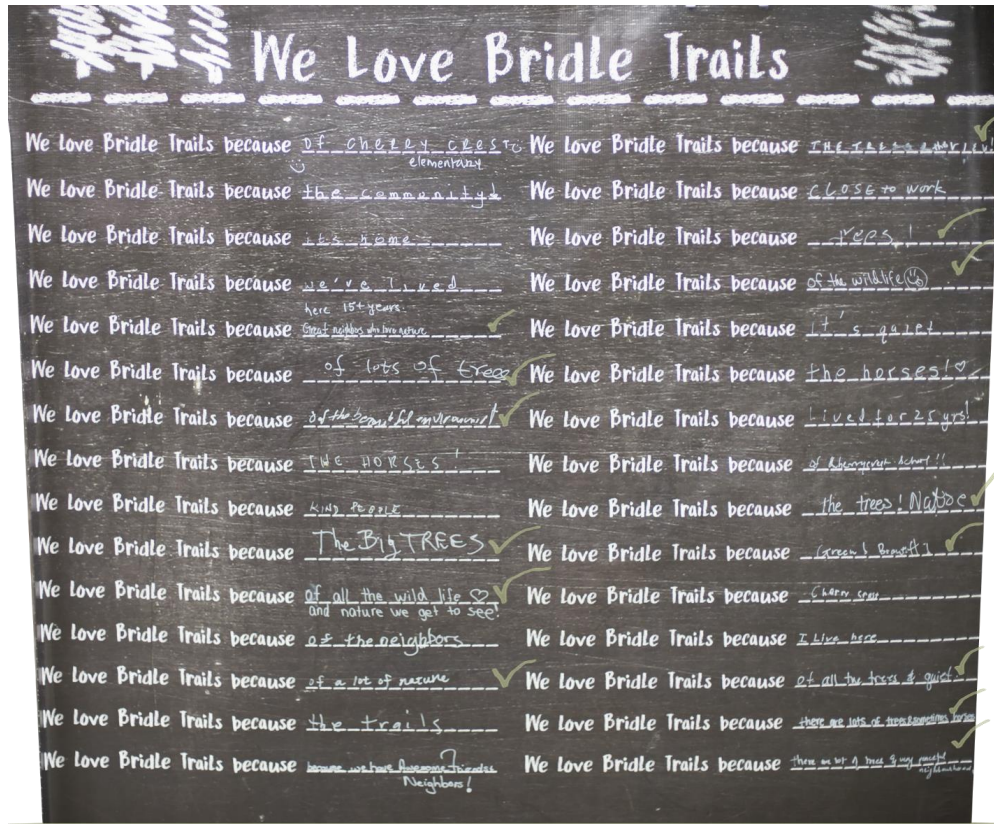
http://www.sandiegocounty.gov/pds/docs/Parking_Design_Manual.pdf

Little Rock: North Little Rock, AR: **one tree per six parking spaces** and street trees with all new developments

Atlanta “A minimum of **one tree per eight parking spaces** shall be included in the required landscaped areas. For the purpose of satisfying this requirement, existing trees that are two and one-half inches or more in caliper as measured at a height of 36 inches above ground level shall be considered to be equivalent to one or more newly planted trees on the basis of one tree for each two and one-half inches of caliper”

<http://www.atlantaga.gov/modules/showdocument.aspx?documentid=21234>

Attn BELLEVUE Planning Commission:



Bridle Trails loves our trees and the nature that lives there. We should not be the only neighborhood that benefits from the health benefits of trees.

While Bridle Trails has some protection, even ours trees are under threat.

We need to do more than count trees being taken down and collect fees.

What is the **health of our urban forest?**

- Are the trees aging out?
- Is there wide spread disease?
- What caused 72 trees to be permitted to cut on one acre in Bridle Trails?
- Are the tree retention polices working?
- Are there qualified professionals that obey the codes?
- Are there penalties? Are they working?

“23.76.035 Permit requirements.
A. A clearing and grading permit is required for a project that involves any of the following.... 6. Removal of more than five significant trees, as defined in LUC 20.50.046;
7. Removal of more than 25 percent of the live crown of any significant tree...” Draft 23.76 Clearing and Grading Code

The LID code process is flawed because it is taking a narrow approach.

The process for LID has been focused only on new development. Even with that focus, .looking at the codes in absence of fees and a process for maintenance and enforcement. It has not considered the public process in the long-term implementation.

The difficulties on understanding and commenting on LID is that it leaves gaps between new and old development and between the code and implementation. Trees, unlike buildings, cannot be contained in the labels of new and old. The codes are being developed in the absence of the environment within which

they will operate. Without a full system to back-up these codes and the support of the community on its implementation, they are incomplete. Comment can only be given on an incomplete system.

Community Input for Landmark Trees

Notice to the public should be required for any tree retention issues, where a tree meets the minimal standards. We should not implement a new designation only looking at from the LID viewpoint.

Historic significance and cultural importance should not be determined by staff. Determination of the value of a tree requires understanding community values. Situations are unique with trees: history, location, and aesthetics play important roles beyond age and species.

“Certain significant trees are considered landmark trees based on their size, species, condition, cultural/historic importance or age. The Director shall specify thresholds for trees to be considered for landmark status.”
LUC 20.50 per Draft L-XX
Landmark Trees Handout

Retain Landmark Trees for the Community

Landmark trees should be considered important community resources because of unique or noteworthy characteristics or value to the community. Landmark trees should not be retained only in new development

When a permit is needed only for 5 trees or more, there is no protection for landmark trees .

Retain Trees after Development

Trees planted or retained due to requirements for development or redevelopment should not be allowed to be cut without replacement.

By requiring only a clearing permit for more than five trees, this leaves a loophole for those just retained. Developers of Subdivisions, Short Subdivisions, and Planned Unit Development are required (proposed for LID) to mark significant trees on the survey. **Owners are not required to keep these trees.** Moreover, **Single-Family has a no requirement** to mark for the survey or to retain them.

“Any property where significant trees are retained to meet the requirements of this chapter shall include notice of the retained trees on the recorded survey, and shall include a reference to this section to ensure their continued retention.” Retention of Significant Trees for Subdivisions, Short Subdivisions, and Planned Unit Development, DRAFT 20.20.900D. 6

50% Tree Canopy for Parking

Increase or create a requirement for a minimum of 50% tree canopy at 15 years of construction. 1 tree for every 20 stalls is NOT enough, even in Downtown.

Change “Visual relief and shade shall be provided in the parking area” to “Visual relief, shade, and stormwater management shall be provided in the parking area”.

Have you been fighting for the shady spot in the parking lot? If you get it, you don't have to turn on your AC before you get in nor get burned when you sit down. Parking lots should be for people, not just cars.

Requiring shade trees in parking lots is one of the best solutions for reducing the negative effects of large amounts of paved surfaces. Shade trees **minimizes the urban heat island effect**, especially in parking lots. Many **California Cities have 50% canopy required for parking lots**. Even a desert community like San Diego has high standards. Trees naturally grow here. Bellevue should be a leader.

A **tree canopy measure is preferable** because it gives the landscaper the most **flexibility** in terms of tree selection and placement that is right for the site.



Current code: Bellevue 20.25A.050 Downtown parking, circulation and walkway requirements.

E. Commercial Use Parking.1.c.iii: “Visual relief and shade shall be provided in the parking area by at least **one deciduous shade tree (12 feet high at planting) for every 20 parking stalls**, provided such trees shall not be required in covered or underground parking. ...”

Factoria 1 20.25F1.050 Landscape requirements “Landscaping for surface parking will include **one tree per 12 parking spaces** and canopy trees for 25 percent of paved area at plazas and terraces...”

What are Bellevue’s requirement elsewhere?

Other Cities:

- Portland “**One large tree is required per four parking stalls**, or one medium tree per three stalls, or one small tree per two stalls.” <https://www.portlandoregon.gov/bds/article/104897>
- Redmond “Trees shall be planted within interior landscape areas at a minimum of **one per four parking stalls** and shall be evenly spaced.” <http://online.encodeplus.com/regs/redmond-wa/doc-viewer.aspx?ajax=0&tocid=003.016.090#secid-3649>
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- Pittsburg: 918.02.B Off-Street Parking Areas: “..... The landscaping shall include at least one (1) **tree for every five (5) parking spaces.**” NOTE: e City of Pittsburgh has 42% tree canopy.)
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See also http://www.fs.fed.us/psw/programs/uesd/uep/products/3/cufr_151.pdf



40% Tree Canopy Master Plan

The City should develop a **coordinated plan** for the Comp Plan policy of 40% tree canopy, an important cultural and environmental resource. While we recognize and prize neighborhood differences, we can't wait seven years for neighborhood comp plans to start the process across the city. The lack of trees is a **significant environmental justice issue** that recovers on a **slow timeline**.

With appropriate species and placement, tree canopy can be enhanced and property owners can make use of their property.

Please move beyond simply a canopy target to **strategic, focused investment and stewardship**.

Create an Urban Forestry Commission

Improving the health and sustainability of the urban forest is **complex** and needs to be understood **across policy areas**. The distribution of the urban forest is a **social justice issue**. The value of a tree goes **beyond its carbon impact**. **Nurturing of trees is not done by experts**. The Portland, Seattle, and Vancouver and other Washington cities have adopted Urban Forestry Commissions.

What is working and what is not working for the Urban forest? Tree policy affects many areas and takes time to evaluate if it is working.

Sincerely,

Pamela Johnston,
3741 122nd Ave NE

"The reasons for using LID go well beyond environmental protection. Like most other things, stormwater management is becoming more costly... Communities want to grow greener and more sustainably. Conventional practices, like stormwater ponds surrounded by chain link fences, can be eyesores ... "from Integrating LID into Local Codes: A Guidebook for Local Governments, p. v (Puget Sound Partnership, 2012)

*EN-12. Work toward a citywide tree canopy target of at least 40% canopy coverage that reflects our "City in a Park" character and maintain an action plan for meeting the target across multiple land use types including right-of-way, public lands, and residential and commercial uses
Policies, Environmental Stewardship, Comp Plan*



From: nareletsplayfair@aol.com
To: nareletsplayfair@aol.com
Subject: FULLY INCLUSIVE BANKSHOT FAMILY PLAYCOURTS BASED ON UNIVERSAL DESIGN - SELF-COMPETITIVE
NEVER OUTGROWN -not net sports
Date: Tuesday, February 14, 2023 11:55:41 AM

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Hello Community Leaders, ADA Coordinator and Park & Recreation Professionals:

I call this to your attention to pass along to others in the community: Both net sports - pickleball and tennis - are opponent-based, fast-moving and therefore discriminatory facilities which exclude Gary in a wheelchair and Larry's two kids with autism and me, a granddad . Every mobility impaired neighbor is sideline at net sports and they are marginalized by opponent based, running, fast moving sports.

When was the last time anyone saw a wheelchair would-be participant rolling up to a pickle ball court? To do so all kinds of arrangements have to be made; there is no drop-in walk-on opportunity for the differently able. Budgets, space, attention and politics favor pickleball players rather than doing the right thing for the differently able including the entire community

We would like to suggest that you look at noncontact, self competitive Bankshot play courts and perhaps half of one of the designated courts for pickleball could accommodate a Bankshot Playcourt as a replacement. The 24% of the population would be the beneficiaries. In half a tennis court an impressively large number of participants whether or not disabled can be accommodated unlike pickleball which requires similar ability players.

Bankshot is Total-Mix inclusion based on Universal Design. We would like you to suggest to others that they look at Bankshot perhaps for one of the facilities designated for pickleball. The differently able youngsters in the community will be the beneficiaries. Look in at bankshot.com, please.

Dr. Reeve Brenner, NARELETSPLAYFAIR.ORG





