

Gulledge, Kristin

From: Neal Mulnick <neal@clover.capital>
Sent: Wednesday, July 12, 2023 3:06 PM
To: PlanningCommission
Cc: Shull, Janet; King, Emil A.; Panganiban, Justin; Johnson, Thara
Subject: Wilburton Vision Implementation – 7/12 Draft CPA Comments

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

Re: Wilburton Vision Implementation – 7/12 Draft CPA Comments

Dear Chair Ferris and Planning Commissioners,

We are the owners of the Ford AutoNation Site at 411 116th Avenue NE and are writing to provide comment on the City's proposed draft Comprehensive Plan Amendments (CPAs) for the Wilburton Vision Implementation that are on tonight's meeting agenda. On the whole, we support the proposed CPAs and believe they represent strong policy positions for the City that will help achieve the Wilburton neighborhood the City envisions for a urban, trail- and transit-oriented mixed-use community. We are, however, concerned with proposed New Urban Design Policy UD-5 that reads: "Minimize exposure to noise and poor air quality around high-volume roadways through building and site development standards."

Concern over noise and air quality from high volume roadways like I-405 is valid as these issues impact livability and health of Bellevue residents, and we agree they should be considered in future development. However, we disagree the City should adopt stringent building and site development standards to address these concerns (like the residential buffers which were an identified DEIS mitigation measure). Stringent standards will only serve to stifle development, and they not make sense when other mitigation is available.

First, these issues are not a concern that require regulation in our opinion as building developers will already take them into account during design in order to satisfy concerns of future residential and office building tenants. For buildings to be marketable, interior spaces must have low ambient noise and high air quality. These expectations are highest for tenants considering new construction. So, the suggested UD-5 is a solution looking for an issue. The City should simply forego stringent regulation in this area. Similar policies are not currently found in other areas of the City.

Further, we are confident that there are an array of technical solutions to address these concerns, like air filtration, window systems, and others. We anticipate these technical solutions will advance faster than the City's code, and it would be a shame for projects to be limited from implementing new technology because of outdated code that is focused on site development standards. Again, we would encourage the City to forgo regulation in this area and simply remove New UD-5 from consideration. Short of that, we recommend updating UD-5 to read "**Encourage new development to minimize exposure to interior noise and poor air quality around high-volume roadways by employing mitigating design and development standards, site planning, or technical solutions.**"

Thank you for this opportunity to comment, and we look forward to continuing to engage with you throughout the CPA process for Wilburton.

Sincerely,
Neal Mulnick

--

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



Gulledge, Kristin

From: Paul Bruno <pbruno3@comcast.net>
Sent: Wednesday, July 12, 2023 3:09 PM
To: PlanningCommission
Subject: Wilburton Draft Comprehensive Plan Amendments - Comment

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

Wilburton Draft Comprehensive Plan Amendments

Paul Bruno - 369 101st Avenue S.E. Bellevue 98004

Hello Planning Commissioners,

I appreciate all the work to date on the Comp Plan to come that will allow density and affordable housing while maintaining our values such as livability, climate, tree canopy, open space, walkability, etc.

I support the Wilburton Draft Comprehensive Plan Amendments. I propose a few additions for your consideration:

Proposed New UD Additions:

1. Require pedestrian pathways to connect all buildings.
2. Allow for adjacent development to provide upper-story or podium connections to adjacent properties.
3. Require all new construction, including all residential, to be LEED platinum or net zero construction.
4. Allow/require housing development include common space and minimization of new access roads (see picture below).
5. Require all driveways to be pervious or otherwise be "green."
6. Require tree landscaping to provide shade and to mitigate heat islands over all paved surfaces including sidewalks, pathways, parking lots and other significant paved surfaces.
7. Require all buildings to install green roofs or otherwise mitigate roof top heat islands.
8. Require all large buildings to capture and reuse grey water.
9. Require all new construction, including all residential, to capture and use rainwater for landscaping irrigation.
10. Require full recycling services across Wilburton.

Thank you for your consideration,

Paul Bruno
425-785-5256
Sent from my iPad

Gulledge, Kristin

From: Joel Ulrich (via Google Docs) <joeldulrich@gmail.com>
Sent: Wednesday, July 12, 2023 3:25 PM
To: PlanningCommission
Subject: Letter for Public Comments 7-12-23
Attachments: Letter for Public Comments 7-12-23.pdf

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

Joel Ulrich attached a document

Joel Ulrich (joeldulrich@gmail.com) has attached the following document:

Please find attached my Letter for Public Comment

 Letter for Public Comments 7-12-23

Google LLC, 1600 Amphitheatre Parkway, Mountain View, CA 94043, USA
You have received this email because joeldulrich@gmail.com shared a document with you from Google Docs.



Please include me as a party of record.

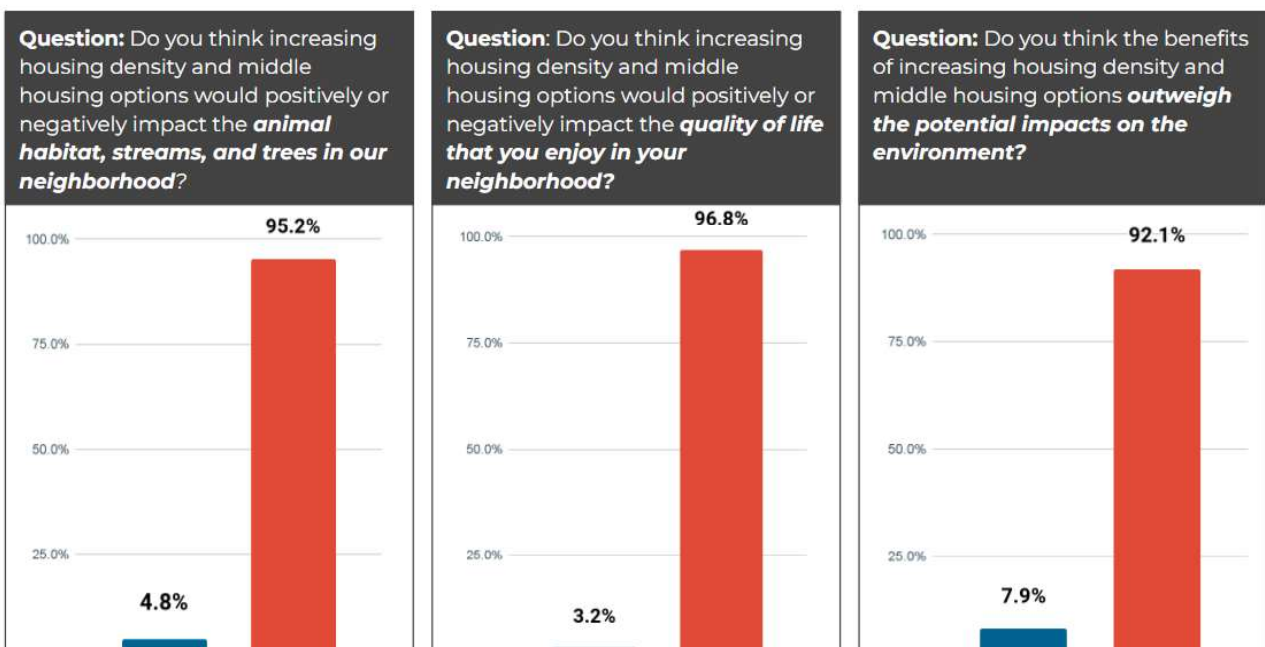
Dear Chair Ferris, Vice Chair Bhargava, Commissioners, and Councilmember Robertson,

My name is Linda Ulrich, a 65 year resident of the City of Bellevue. Thank you for the opportunity to comment on the City of Bellevue 2024–2044 Comprehensive Plan Periodic Update and Wilburton Vision Implementation EIS. The information following will be familiar to you as the various Committees have spent untold hours gathering the information and facts for your consideration. In a quick comment, all around us we see high rises and multifamily apartments and condos. These necessarily bring noise and a lack of privacy. To invade the current residential areas that provide a necessary sense of quiet and privacy and green space for people is not only disheartening it feels a total denial of the purpose of building neighborhoods where kids can play in the street, animals do not have to be on a leash or live inside, birds and natural habitat can flourish. Bellevue was founded on the concept of “Beautiful View” and a respite from the “City” across the Lake. Please consider the following information in our plea to NOT create a density demand on our neighborhoods. Thank you.

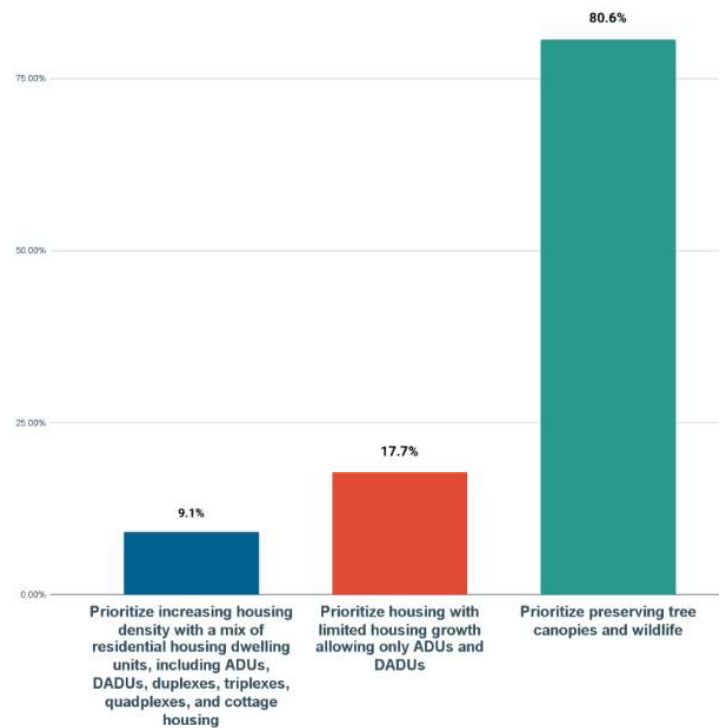
Neighborhood subareas next to major transit systems differ in character, density, landscape, and environment. A one-size-fits-all solution does not take into account the needs and characteristics of the affected areas and the impact it will have on residents’ well-being, quality of life, and the natural environment. An approach tailored to meet our community’s needs may improve the quality of life for all its residents.

Here are key priorities that our Wilburton neighborhood considers significant and important:

- Prioritize the preservation of Wilburton’s environmental ecosystem as they are essential for the health and integrity of Wilburton’s critical areas. A survey was undertaken, reaching out to every Wilburton accessible Wilburton home on our single-family residential streets nearest to Bel-Red. The survey results below show that the majority of residents prioritize the preservation of their neighborhood environment over housing density.



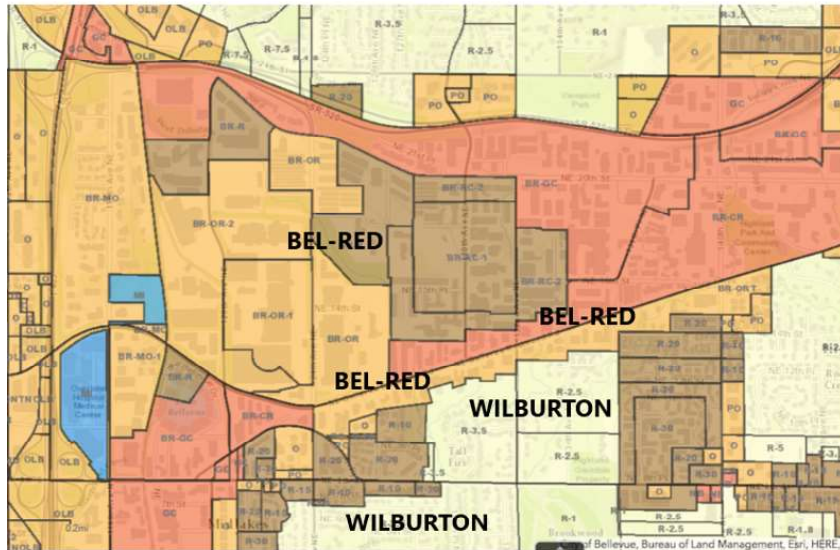
Question:
 If given the choice, would you prefer the Wilburton Subarea to **prioritize preserving the streams, tree canopies and the wildlife that depend on them or increasing housing density?**



- Inform and ask Neighborhood Associations to reach out to their residents in an impartial, unbiased manner for input and feedback. Stress the need for an engagement process that allows ideas and avoids predetermined outcomes. This will ensure a transparent and inclusive process.
- Prioritize neighborhood residents who have vested interests in their community and are directly impacted. Bellevue residents encompass a rich diversity and a spirit of inclusivity and should be adequately represented.
- Homes should fit the scale and character of their neighborhoods. Additionally, it is important to set height requirements that align with the surrounding homes.
- Consider requirements for the cumulative effects of housing density laws on climate temperatures, traffic, noise, air pollution, water pollution, and other environmental factors in neighborhoods and their maximum mitigation limits before a FEIS.
- Residential homes in critical areas need special considerations. The cumulative effects on critical areas need measured mitigation. The Wilburton neighborhood nearest to the Bel-Red development, for example, is in a critical area. Critical area setbacks of 200 feet from open streams should be a requirement for all of the properties in this area. Requiring preservation of mature tree canopies are essential for the ecosystem in critical areas.
- Wilburton is one of the few critical areas remaining in the USA in a city with a similar population. Cumulative mitigations have not been established. Critical area residential zoning density should be maintained.

Given the unpredictable economy and increasing options for remote work, Alternative 3 is not a desirable choice for the following reasons :

1. Alternative 2 OR a different alternative will provide for more flexibility with a changing economy and job market.
2. Consider that on average, individuals are likely to transition to different jobs, each in a different location approximately six times throughout their lifetime.
3. Employers are increasingly embracing remote work options and reducing their reliance on office spaces. The projected growth of 35,000 may be too ambitious. It is important to consider that reversing the environmental impact caused by such growth is unlikely to occur.
4. Alternative 3 does not ensure the job market and economic needs are met for different income levels. People who move to Bellevue without jobs and in a vulnerable market may be at high risk for challenges of displacement, homelessness, drug use, illegal drug sales, acute mental illness secondary to drug use, susceptible to drug related crimes, and increasing medical needs. Isolation, loneliness, and homelessness lead to declining health and well-being. This is evident in the city of Seattle where people attracted to Seattle's resources continued to live without jobs and homelessness.
5. The world is facing a dramatic climate change. Temperatures are rapidly rising, and researchers using US Forest Service Inventory data show that increasing temperatures are causing growth declines and slower growth in younger trees. Mature trees remove carbon dioxide in the atmosphere and mitigate the carbon dioxide by 25% while also removing air pollution, naturally and for free. The ability of trees to soak up carbon dioxide makes them a valuable weapon fighting against rising temperatures. *(3) Alternative 3 will cause the greatest effect on changing temperatures in residential areas. Consider a tree code.
6. Preservation of mature trees are essential for cooling stream temperatures for all aquatic and land wildlife and are part of their sensitive ecosystem.
7. Prioritize science and data. Oppose a recommended over development one size fits all approach including the Bellevue Commerce PLUSH Committee recommendations with 10% FAR and minimum setbacks. These are not reasonable principles and certainly not based on science and data. A one size fits all approach is not considering neighborhoods with diverse types of land.
8. Ensure housing typologies and pace of growth within neighborhoods are properly aligned. Consider developing housing options that complement the scale and character of the different neighborhoods.



District	Designation
Bel-Red	
Bel-Red-Medical Office	Bel-Red-MO
Bel-Red-Medical Office Node	Bel-Red-MO-1
Bel-Red Office/Residential	BR-OR
Bel-Red-Office/Residential Node 1	Bel-Red-OR-1
Bel-Red-Office/Residential Node 2	Bel-Red-OR-2
Bel-Red-Residential/Commercial Node 1	Bel-Red-RC-1
Bel-Red-Residential/Commercial Node 2	Bel-Red-RC-2
Bel-Red-Residential/Commercial	Bel-Red-RC-3
Bel-Red-Commercial/Residential	Bel-Red-CR
Bel-Red-Residential	Bel-Red-R
Bel-Red-General Commercial	Bel-Red-GC
Bel-Red-Office/Residential Transition	Bel-Red-ORT

BelRed Development and Wilburton

The 900-acre BelRed development is less than a block away from Wilburton.

- By 2030, the BelRed 900-acre development is expected to generate 10,000 new jobs.
- By 2030 the BelRed development is expected to generate 5,000 housing units.
- 2,514 housing units are being reviewed for construction as of December 2022.
- 6,433 parking spaces are currently being reviewed for the BelRed housing and business development – (This will cause significant traffic, noise, and air pollution.)

The Wilburton Vision Implementation will include another growth development with another 5,000 plus additional housing units on NE 116th.

Wilburton will be affected by tremendous growth. I support the inception and reinstatement of the following Wilburton/NE 8th Subarea Plan Goals:

"Wilburton/NE 8th Subarea Plan Goals

· To separate residential, recreational, and open space areas from commercial areas and to protect space.

· To improve pedestrian accessibility and attractiveness of commercial areas for residents of Bellevue.

To support the provision of commercial services in Wilburton that complement Downtown..."

and:

"...Protecting residential neighborhoods from increased commercial development and traffic, enhancing existing retail areas, and establishing clear boundaries between differing land uses are the Subarea's major issues."

I also support the following the inception of **Land Use Policies** that aligned with the Wilburton/NE 8th Subarea Plan:

"...POLICYS-WI-1. Protect residential areas from impacts of other uses by maintaining the current boundaries between residential and non-residential areas.

and the previous policies protecting and preserving Wilburton's natural determinants, Wilburton's **Natural Determinants Policies**. The natural environment in our Wilburton neighborhood plays an essential role that provides residents with a profound sense of well-being.

Wilburton Natural Determinants Policies:

"Policies

POLICYS-WI-16. Protect and enhance streams, drainage ways, and wetlands in the Kelsey Creek Basin.

POLICYS-WI-17. Prevent development from intruding into the floodplain of Kelsey Creek.

POLICYS-WI-18. Development should not interfere with Lake Bellevue as a drainage storage area identified in the City's Storm Drainage Plan."

Photos of the Critical Areas

Below are a few photos of wildlife in our cul-de-sac and photos of some of our critical areas in neighboring streets:



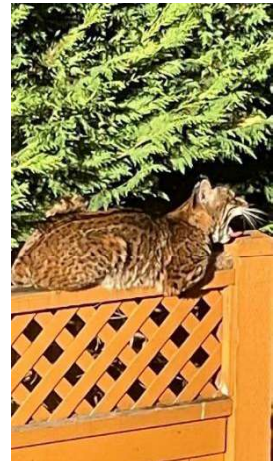
Red-tailed Hawk on neighbor's roof in Wilburton.



Another Hawk on a neighbor's Tree.



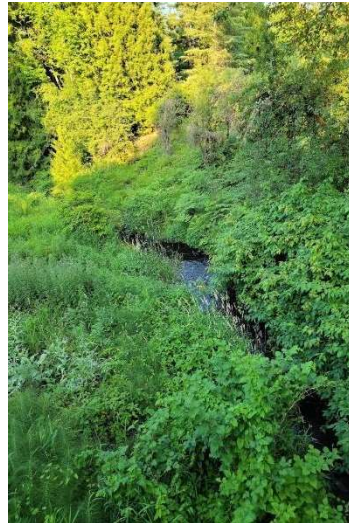
A Great Blue Heron, a Priority Species.



A Bobcat on my neighbor's Fence



A Bald Eagle flying over my neighbor's roof.



The Kelsey Creek on our street yesterday. Chinook (endangered species), Coho, and Sockeye salmon spawn in Kelsey Creek.



Kelsey Creek in our neighbor's yard was unusually dirty last week.



Marsh land under a bridge in a neighboring street on 132nd.

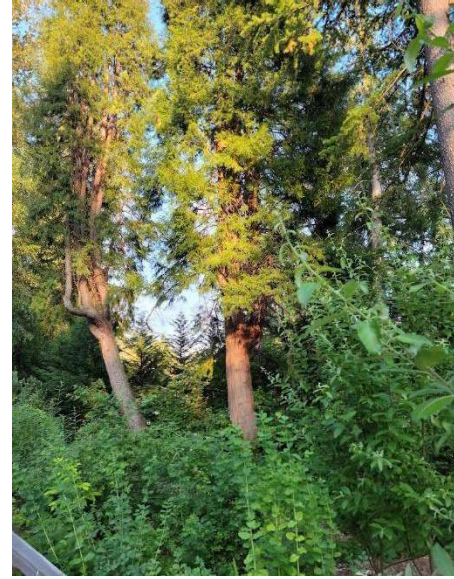
The neighborhood is in a critical area with many mature tree canopies. This area is being designated for R-Suburban, with single-family, duplexes, and cottage housing. Critical areas with many tree canopies would benefit remaining as low density housing (BCC 20.25H). Removing tree canopies negatively impact the already affected water and air temperatures, and the ecosystem and survival of Wilburton's wildlife. The sensitive ecosystem cannot be recovered with mitigation.



Tall Firs in Wilburton across of Bel-Red. Homes are surrounded by trees.



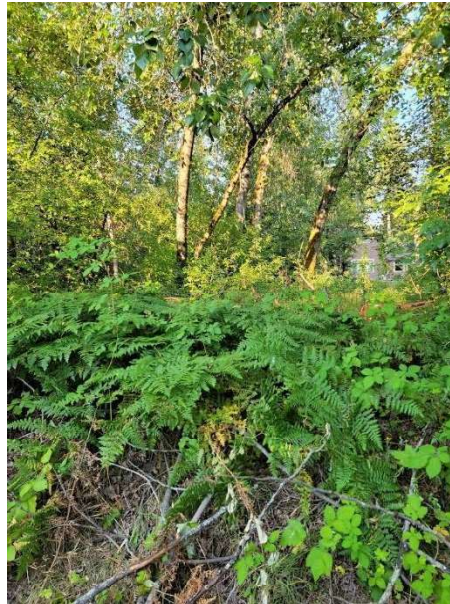
Goff Creek on 132nd where priority Cutthroat Trout live.



A backyard of a Wilburton home.



Dense tree canopies in the Wilburton area that cools water and air temperatures.



Wilburton home surrounded by marsh.



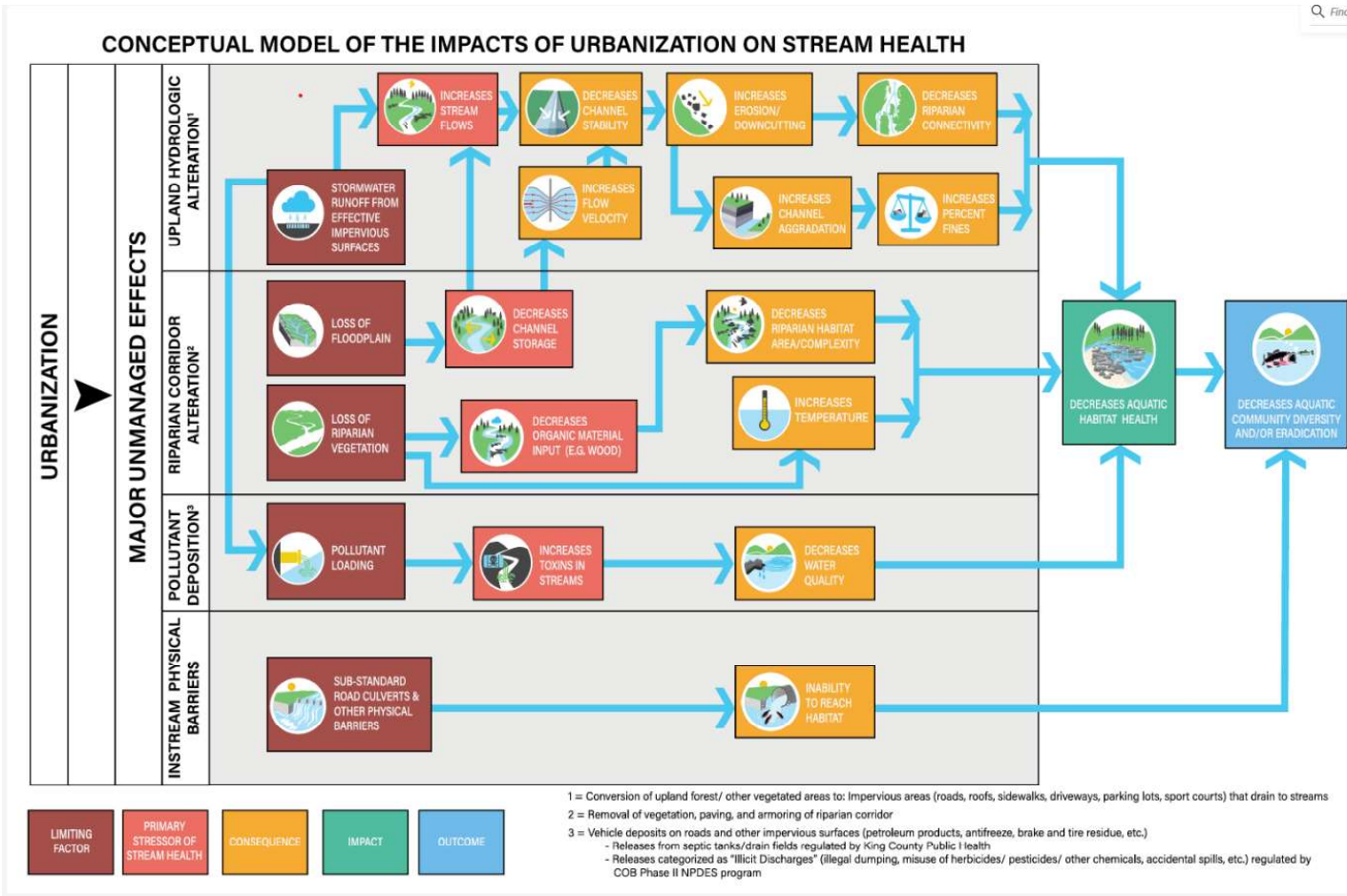
Homes in Wilburton, another example of the surrounding ecosystem which includes Goff Creek and Kelsey Creek.

“The land cover in the Greater Kelsey Creek Watershed is typical of urban watersheds with a lower percentage of tree canopy and higher percentage of impervious surface ... Within Bellevue, ownership of the riparian corridor across all of the subbasins within the Greater

Kelsey Creek Watershed is approximately 90 percent private property and 10 percent publicly owned (primarily parks)..."

Factors Affecting the Health of the Greater Kelsey Creek Watershed (1)

1. **Pollutant Loading:** Stormwater runoff from impervious surfaces includes road runoff, pollutants, contribute to the worsening habitat water quality for fish and wildlife.
2. **Stormwater Runoff from Effective Impervious Surfaces:** The City's flow control for new development has shown not to be effective at protecting streams from erosion.
3. **Road Culverts and Other Physical Barriers:** A number of physical barriers including undocumented barriers on private properties preventing fish passage for spawning and/or rearing have been identified in all the streams of the Greater Kelsey Creek Watershed.
4. **Loss of Floodplain and Riparian Function:** Urban development has confined and reduced the natural occurrence of wood entering many of the stream reaches in the Watershed. Tree canopies are becoming largely concentrated in parks reducing floodplain storage. This is leading to high velocities and flowrates. The City has invested tens of millions of dollars in the Greater Kelsey Creek Watershed over the past 15 years on in-stream projects that include repairing stormwater outfalls, stabilizing stream slopes, removing fish passage barriers, catching and removing fine sediment, and improving conveyance.



Laws Protecting Wilburton Critical Areas

WAC 365-196-580 Integration with the Shoreline Management Act

The Shoreline Management Act adds goals and policies as set forth under RCW 90.58.020 with equal order of priority goals under 36.70A.020.

Wilburton has the **Kelsey Creek Watershed System**, which includes **Goff Stream**, and is subject to Bellevue City Code Part 20.25H Critical Areas Overlay District. (1) :

“Critical Areas

Critical areas are parts of the landscape afforded special protection because they provide unique environmental functions that are difficult, if not impossible, to replace. The code protects six types of critical areas:

Streams and Riparian Areas

([LUC 20.25H.075](#)) Streams are classified into four types, based on their flow and capacity to support fish. Artificial channels (e.g., ditches) are generally not protected, unless they are used by salmonids or convey a stream that previously occurred naturally in that location.

A healthy stream needs healthy riparian areas along its banks and floodplain. Riparian vegetation provides shade, which protects water quality; retains soil, which prevents erosion that can affect salmon spawning and feeding areas; holds back flood flows; and provides wildlife habitat and the large woody debris that stores sediments, slows flood velocities, and creates good fish habitat.

Wetlands

([LUC 20.25H.095](#)) Wetlands include the vegetated edges of ponds and areas commonly called swamps, marshes, and bogs. Frequently, their water is only visible in the spring. Wetlands are classified into four categories, based on a combination of habitat, water quality, and flood-flow-reduction functions.

Wetlands provide rearing and foraging habitats for fish and wildlife and food chain support for downstream waters. Wetlands provide natural water quality improvement; flood-flow reduction and storage; shoreline erosion protection; and opportunities for passive recreation. Many urban wetlands are heavily disturbed, but still provide valuable water quality treatment and flood-flow reduction.

Habitats for Species of Local Importance

([LUC 20.25H.150](#)) Species of local importance are specifically recognized local populations of native species that are at risk of being lost from Bellevue—western pond turtle, Oregon spotted frog, western toad, Chinook salmon, bull trout, coho salmon, river lamprey, bald eagle, peregrine falcon, common loon, pileated woodpecker, Vaux’s swift, merlin, western grebe, great blue heron, osprey, green heron, red-tailed hawk, western big-eared bat, Keen’s myotis (bat), long-legged myotis (bat), and long-eared myotis (bat)—and whose presence can be an indicator of environmental health.

Habitats for these species provide the food, water, nesting/rearing, and cover necessary to support their populations. Protected habitats include naturally occurring ponds under 20 acres, concentrations of dead trees, caves and roosting structures, and large stands of conifers.

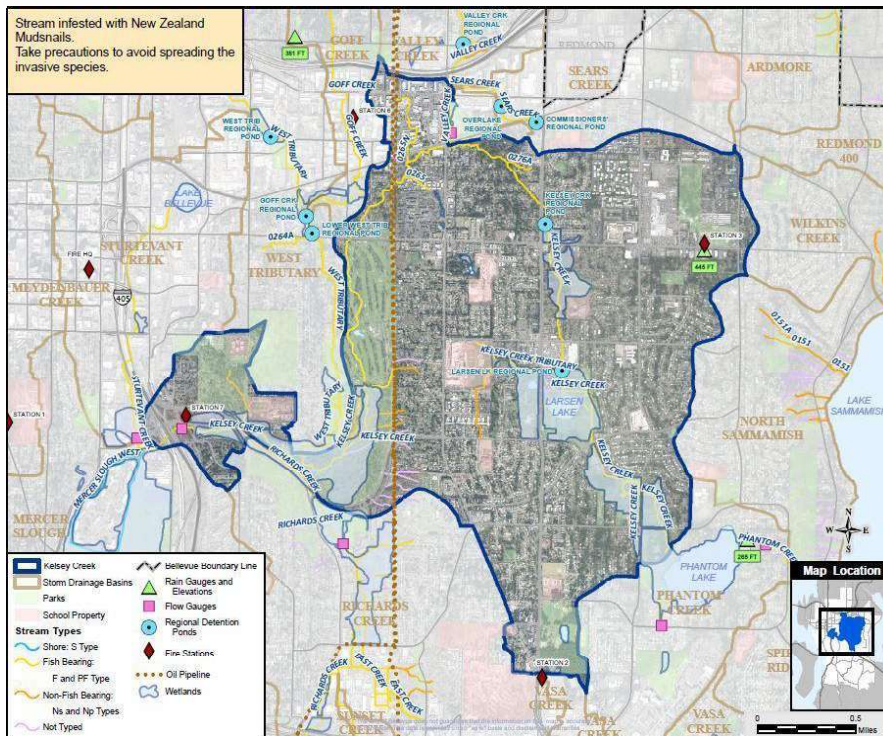
Geological Hazard Areas

([LUC 20.25H.120](#)) Geological hazard areas—landslide hazard areas, steep slopes, and coal mine hazard areas—are areas susceptible to erosion, sliding, earthquake, or other geological events. Because of their conditions, these areas pose a threat to health and safety when development is sited too close.

Geological hazard areas are regulated mainly for these safety reasons but also for their habitat values. Several of Bellevue’s large blocks of forest are on steep slopes, providing wildlife habitat and important movement corridors. Steep slopes can also be conduits for groundwater draining from hillsides to form the headwaters of wetlands and streams.

Flood Hazard Areas

(LUC 20.25H.175) Flood hazard areas are those subject to 100-year floods (identified on FEMA Flood Insurance Rate Maps). These areas are designated to protect development from flooding and to protect the inherent functions of floodplains. Undeveloped floodplains store water and slow the downstream delivery of flood flows, reducing the impacts of a flood and recharging wetlands, streams and underground aquifers. Floodplain development reduces the floodplain's water storage capacity and puts valued property and infrastructure in the path of floodwaters. Runoff from impervious surfaces changes flood size and frequency and can degrade water quality.”



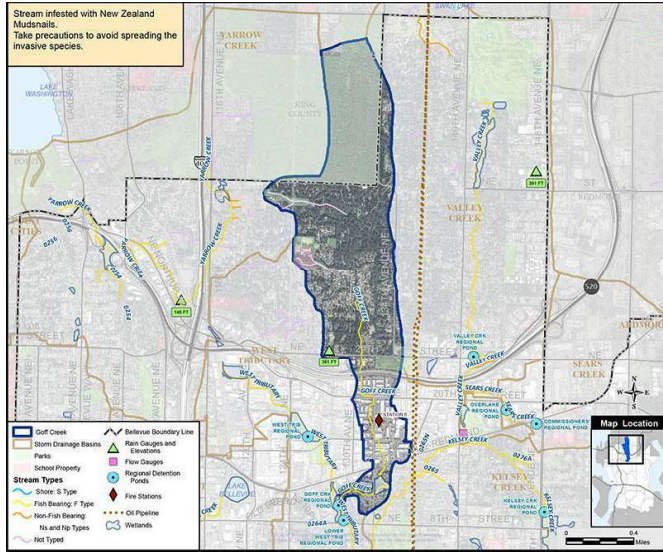
Kelsey Creek Drainage Details (City of Bellevue) *(2)

Salmon Present in the Basin

- Chinook*+
- Coho+
- Sockeye
- Cutthroat Trout

* Listed Federal Endangered Species

+ City Species of Local Importance (Bellevue Land Use Code 20.25H.150A)



Goff Creek – (City of Bellevue) *(2)

Salmon Present in the Basin

- **Chinook*+**
- **Coho+**
- **Sockeye**
- **Rainbow & Cutthroat Trout**

*** Listed Federal Endangered Species**

+ City Species of Local Importance (Bellevue Land Use Code 20.25H.150A)

Our Wilburton subarea is expected to grow. We sincerely hope that measures will be taken to ensure the growth is accompanied by safeguards that prioritize the safety of our neighborhood and preserve the unique environment that makes Wilburton so special. Being one of the few areas with tree canopies in a city of this size in the entire USA, the preservation of our environment was a primary factor in our decision to live here. I appreciate the opportunity to work with our city to provide housing and an inclusive community.

Sincerely,

Linda Ulrich
 1060 134th AVE NE
 Bellevue, WA 98005

- (1) City of Bellevue Watershed Management Plan
- (2) <https://bellevuewa.gov/city-government/departments/utilities/conservation-and-the-environment/drainage-basins/kelsey-creek-basin-drainage-details>
- (3) [Climate change: Trees 'most effective solution' for warming - BBC News](#)

Gulledge, Kristin

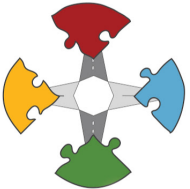
From: crandels@cs-bellevue.org
Sent: Wednesday, July 12, 2023 3:40 PM
To: PlanningCommission
Subject: Written Comments, July 12th

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Hello commissioners,

Writing really quickly before tonight's meeting to add comment that the discussion around Planning Commissioners' roles and responsibilities is incredibly useful, as (in addition to providing helpful training for you all) it informs the public of what conduct & input to expect from commissioners. I would add that further clarification on the role a Council liaison plays in the planning process would be helpful, as norms and rules around their participation in the process seem poorly defined, at least publicly. This information is useful for the public but also for your body, as it provides information on what support commissioners can expect from their Council liaison and what functions they are supposed to fulfill.

Best,



Chris Randels

Founder, Complete Streets Bellevue

completestreetsbellevue.org

470-205-4310

Pronouns: he/him

Gulledge, Kristin

From: Cheryl Wang <cheryl1278@comcast.net>
Sent: Wednesday, July 12, 2023 4:55 PM
To: PlanningCommission
Subject: Wilburton Neighborhood Plans

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

To The Planning Commission,

Please do NOT grow in density our Wilburton neighborhood. If you do this, the dense housing and population will cause damage and pollution to the water quality for fish and wildlife.

Critical areas that are IRREPLACEABLE are:

- 1) Streams and riparian areas
- 2) Wetlands
- 3) Habitats for species of local importance
- 4) Geological hazard areas
- 5) Flood hazard areas

Please keep this part of Bellevue as is. There are enough brand new condos, apartments, shops etc.....all over downtown Bellevue. Please leave the neighborhoods alone!!

Sincerely,
Cheryl Wang
Wilburton Resident

Gulledge, Kristin

From: phyllisjwhite@comcast.net
Sent: Wednesday, July 12, 2023 5:34 PM
To: PlanningCommission
Subject: Oral Communications for today

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

sachin lande is signing up to speak today. his address is 811 132nd ave ne bellevue wa 98005. He will be speaking on Wilburton vision Implementation and the Wilburton Comp Plan

Gulledge, Kristin

From: Chris Marks <chrismarks4@gmail.com>
Sent: Wednesday, July 12, 2023 10:26 PM
To: PlanningCommission
Subject: Wilburton Draft Comprehensive Plan Amendments
Attachments: image001.jpg

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Wilburton Draft Comprehensive Plan Amendments

July 12, 2023

Chris Marks - 1805 102nd Pl SE, 98004

I appreciate all the work to date on the Comp Plan to come that will allow density and affordable housing while maintaining our values such as livability, climate, tree canopy, open space, walkability, etc.

I support the Wilburton Draft Comprehensive Plan Amendments. I propose a few additions for your consideration:

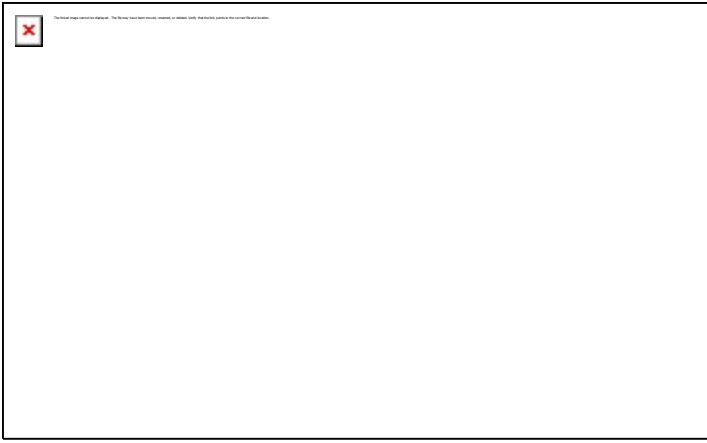
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4. Allow/require housing development include common space and minimization of new access roads (see picture below).
5. Require all driveways to be pervious or otherwise be "green."
6. Require tree landscaping to provide shade and to mitigate heat islands over all paved surfaces including sidewalks, pathways, parking lots and other significant paved surfaces.
7. Require all buildings to install green roofs or otherwise mitigate roof top heat islands.
8. Require all large buildings to capture and reuse grey water.
9. Require all new construction, including all residential, to capture and use rainwater for landscaping irrigation.
10. Require full recycling services across Wilburton.

Thank you for your consideration,

Chris Marks

Example of common space and minimum paved access roads:





Gulledge, Kristin

From: Julie Beffa <j.e.beffa@gmail.com>
Sent: Wednesday, July 12, 2023 10:30 PM
To: Cuellar-Calad, Luisa; Ferris, Carolyn; Bhargava, Vishal; Goepple, Craighton; Malakoutian, Mohammad; Brown, Karol; Khanloo, Negin; PlanningCommission
Subject: Opposition to Proposal To Increase Heights in Lochleven (and other Bellevue neighborhoods)

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

I am writing on behalf of many of the neighbors in Lochleven and in support of the opposition to the Planning staff's preferred alternative for the EIS Northwest Quadrant including the classifications of R-Medium and R-High throughout Lochleven.

I, too, have grave reservations about the haste and the aggressive timeline proposed to the Commission that has prevented meaningful public engagement and limiting the Commission to make a thoughtful data-driven recommendation to City Council. It is almost impossible for the PC to digest and understand the overwhelming amount of information and data that has been delivered to them. These are formidable challenges that the EIS is presenting and the rush to force it through the process of committee to get it to the Council with coherent and intelligent recommendations should be a deliberate and considered debate, with residents being able to know that their opinions are being honored and heard. As it stands now, it feels like this is a bulldozer on the move to meet all the dates that have been arbitrarily set months and months ago, and the easiest way to meet deadlines, is to not invite more input. I challenge you to take more time to make better informed decisions.

Again, for reasons stated by Mr. Spiezle in Lochleven, I would ask you to send the EIS back to the Planning Dept. In addition, the preferred alternative should not be approved for the following reasons:

1. Directly conflicts with the Comp Plan for NW Bellevue, revised less than 2 years ago
2. Diminishes the mandated buffer and separation between downtown Bellevue and Lochleven.
3. Does not consider the loss of privacy to nearby properties.
4. Does not consider the shadow footprint on nearby properties and impact to the tree canopy.
5. Does not consider the impact to traffic, pedestrian safety, parking and curb management.
6. Does not consider the impact to city utilities and infrastructure, including police and fire.
7. Lacks an economic impact assessment to homeowners property values.

Thank you for your consideration.

Julie Beffa
Bellevue

Gulledge, Kristin

From: Ann Brashear <abrashear@comcast.net>
Sent: Thursday, July 13, 2023 5:22 PM
To: Council
Cc: PlanningCommission
Subject: Planning Commission recommendation: FEIS study

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

Dear Council Members,

I write in support of the Planning Commission's recent recommendation to study the Mixed Use-Lowrise zoning designation for the four neighborhood centers: Newport Hills, Northtowne, Lakemont, and BelEast. As you know, the MU-L category would allow 2-4 story mixed use buildings to be built on parcels with that zoning.

City staff had (without public notice) changed its "preferred alternative" for these centers to Mixed Use-Midrise. MU-M zoning would allow 7-10 story buildings on these parcels. This is absurd, and could destroy my neighborhood.

I live in Newport Hills. I can't speak to the other neighborhood centers, but I am deeply familiar with Newport Hills, planning to stay there until I have to be carried out feet-first, and committed to my neighborhood's livability. The commercial district in the center of Newport Hills is the linchpin of our very functional, *walkable* neighborhood. It is our public square. The current Neighborhood Business zoning allows several stories of housing to be built on upper levels, but the ground level is required to be retail – in other words, public space. It will be crucial to preserve this requirement.

Newport Hills is not well served by public transportation of any kind – no-one moves to Newport Hills without a car. Egress and ingress for vehicles is very constricted, along 119th Ave SE and SE 60th, both two-lane roads (not even arterials) that cannot be widened.

Newport Hills was a planned community from the beginning, and includes a balanced variety of housing types. The center of Newport Hills already contains both apartments (including KHCA moderate-income rentals), townhouses and other condominiums, while the areas outside the center contain single-family homes, some with ADUs. If units are added to this neighborhood via uncontrolled market forces, none of the units, of any type, will be "affordable" – the attractiveness of Bellevue generally and Bellevue schools in particular will see to that. Simply stacking more housing into Newport Hills will not forward the city's goal of more affordable housing – but it will wreck my neighborhood.

I thank you for your thoughtful consideration of our city's present and future needs.

Yours sincerely,

Ann Brashear
5254 116th Ave SE
Bellevue WA 98006

Gulledge, Kristin

From: Lee Sargent <LeeSgt@aol.com>
Sent: Friday, July 14, 2023 1:57 PM
To: Council
Cc: PlanningCommission
Subject: Concerns about Receiving Data for Analysis

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

Aside to identify concern

I remember a show that is very old named Dragnet (it is on rerun channels I have seen). There was a police officer that usually started and sometimes repeated the phrase "Just the facts ma'am". I haven't watch it since it was first on TV. Why "just the facts" is important, is that it gives some grounding in the actually viewable results and a method for asking further in depth questions.

It seem dramatically different from what is being done in the Planning Commission and the City Council but I see it differently as usual. In order to frame pertinent questions to get addition feedback, express directions for future discussions, approve recommendation and/or appear before others in support of plans the facts have to be present.

Concern at the last Planning Commission meeting

I watched and listened to a portion of the process that shared a seemly stern reprimand and description of the failure to understand their (Planning Commission) place in the hierarchy of city government. This power point presentation was done showing that they were not allowed to direct staff in how to do their job-pardon my shortness and obvious lack of legal obligations. This was to be corrected by an education presentation.

I was present at the meeting that probably triggered this response. I was upset at that time that the staff presentation included no information about the Environmental Impact of the proposed Wilburton options 1, 2, and 3. This was questioned by specific Planning Commission members and repeatedly emphasized as the slides continued and were-possibly over emphasized-at each point in the presentation where the options and, ultimately, only option 3 having any specific mention along with a vote for approval of each of the option 3 presentations.

While what I think of each of the options is really not at issue here, what is at issue is the misinformation about the purpose of the meeting. There was no real mention of the facts that would show what the Environmental Impact would be. No information was presented about what would happen to our city over the next 20 years that the Comprehensive Plan changes would see. I do recognize why option 3 is the choice based on flexibility of development, distribution of 35,000 new residents, and diversifying the resource locations. But I don't know for any of the options what that does to the environmental impact of those changes for any of the options. Would I have been questioning this lack of information? You bet I would because it impacts the city and I am 1 of 150,000 that want to know that. Would I have asked for an actual environmental impact analysis study for information? Yes, I would.

The Planning Commission asked for a study for the impact on the environment to be presented. Planning Commission, Thank You. Was this telling them how to do their job? No, it was asking for the facts. Do I think it would be easy for staff to do? No, I don't but something needs to be done that produces more than words on paper or a reprimand. Staff saying something as simple as the results are too difficult and time consuming to produce in the short time available. (I am sure that running simulations across each of the options would be difficult, input tedious and results conversion to easy to understand visual concepts would justify it.)

The Planning Commission does an excellent job of asking questions when there is clear information. They are more than competent at asking questions that dig deep, clarify and enhance the study's results. Their comments keep open the possibilities that the City Council has opened and even expand them a bit. Affordable housing owes a debt to them and their voluntary efforts on this cities behalf.

Conclusions

In my opinion, staff should be one of three equal components in our government. Even though staff has more day to day hours than the City Council, Planning Commission and other Commissions, they have responsibility to the public in all their decisions.

- The City Council has responsibility for deciding what actually is accepted into the code for the public,
- the Commissions have responsibilities for having the City Council plans robustly reviewed, enhanced and guided,
- the Staff providing the information, assuring the legal ramifications, implementing the codes, keeping things running smoothly and enforcing the results.

The complexity of this process is growing with the diversity of the population, volume of people and needs, and proximity of neighboring communities.

In my opinion-given my limited knowledge-we should not get into the habit of rubber stamping things that are clearly incompletely understood. Nor should we be limiting the factual information for those that are willing to spend their own unpaid for time trying to understand it. The connections to the community at large are already too tenuous and limited.

Thanks for your time and consideration,

Lee Sargent

425-641-7568

16246 NE 24th ST

Bellevue, WA 98008-2414

trees4livability.org

Gulledge, Kristin

From: p johnston <pamjjo@msn.com>
Sent: Sunday, July 16, 2023 8:34 PM
To: Council; PlanningCommission
Cc: Craig Spiezle; Plummer David F.; comptontrails@outlook.com; Heidi Dean; Norm Hansen - BTCC (Hansennp@aol.com); Albert Ting (alt7070@hotmail.com); phyllisjwhite@comcast.net; info@newporthillscommunityclub.org; Leslie Geller; Eastgate Community Association; Micki Larimer; davidc@clearfocusengineering.com; Anne Coughlin; Dick Thompson
Subject: Comp Plan: Schedule, Transparency, Neighborhood education and Listening

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

Bellevue Residents are neighborhood experts. Decisions are being made to moved forward for Bellevue’s Future without key neighborhood input. Collaboration between residents and the City is vital. The work for comp planning has reached a critical point. We must confront the reality that the current way of working does not focus on collaboration and move towards mutual understanding and solutions. Neighbors and staff alike need to reach for common ground. Not every decision will be agreeable to all. However, the reasoning behind the decisions must be transparent.

As a first step, I hosted a meeting with Emil King and Thara Johnson to discuss the Comp Plan overall schedule, deliverables, and process. Registered neighborhood contacts and One Bellevue members were invited. Others may have been invited by meeting forwards.

Attendees included neighbors from 10 Neighborhood areas.

NW	BT	NE	CR	WLS	LH	WL	FA	EG	NP	City
Craig Spiezle, Dick Thompson	Norm Hansen, Eva Orłowska, Pamela Johnston	Anne Coughlin	David Plummer	Albert Ting	Betsi Hummer	Phyllis White, David Cagle	Andrew Clapham	Leslie Geller	Heidi Dean, Kazuki Sawanoi	Emil King, Thara Johnson

Conclusions

- The DEIS was large. Residents did not re. This was the most state legislation change for planning for 25 years. Planning has been doing a lot of work.
- Residents can’t keep up with Planning.
- We all want a strong recommendation from the Planning Commission to go to Council with the growth strategy and actual policies.
- Planning Commission has high expectation for further study.
- No final decisions are being made with the current map. Most comp plans at this stage contain very generalized maps – not at the parcel level.A detailed schedule is needed.
- We will collaborate with you on the process, especially education, outreach, and neighborhood sharing
- We need to build trust.

To Do:

- 1. Comp Plan principles used to make the map: receive and review**
- 2. Decisions to be made, dates, and iterations.**

3. **Collaborate on Education and Outreach and feedback on stability.**
4. **Continue to meet with Planning in a hybrid meeting two-three times a month for Q&A.**
5. **Request Planning Commission to consider Q&A discussions**

Planning moving fast because of an aggressive schedule. We think they moving so fast that the community does not have time to kind of get up to speed. That results in limited feedback and rumors of a conspiracy. This is an opportunity to take a deep breath and get everyone on board.

Please adjust the schedule to take the time to a more robust collaboration and engagement. We think and that will start to address a lot of the concerns for transparency and neighborhood education.

Cordially,

-pamela johnston

Gulledge, Kristin

From: Sophie Laino <slaino@ebiconsulting.com>
Sent: Monday, July 17, 2023 11:54 AM
To: PlanningCommission
Subject: 6123004946 - , 2275 116th Avenue, Bellevue, King County, Washington 98004
Attachments: 6123004946 ITC - Planning Commission.pdf

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

Good Afternoon,

Please find attached a copy of the "ITC Letter" for the EBI project site referenced in the subject line. EBI would like to inquire if you would be interested in commenting on this proposed project.

Should you have any further questions or require additional information, please do not hesitate to contact EBI at the e-mail address of telephone number provided in attached letter.

Thank you for your assistance in this matter.

Best,

Sophie Laino

Production Associate

slaino@ebiconsulting.com

21 B Street | Burlington, MA | 01803

www.ebiconsulting.com | [Blog](#)



[EBI's Notice of Collection and Privacy Policy](#)

July 17, 2023

Bellevue Planning Commission
Attn: Thara Johnson, Comprehensive Planning Manager
450 110th Avenue NE
Bellevue, WA 98004
(425) 452-4087
PlanningCommission@bellevuewa.gov

Subject: Invitation to Comment
10092499 / SD30 405/520
2275 116th Avenue, Bellevue, King County, Washington 98004
EBI Project #6123004946

Dear Thara Johnson:

Pursuant to Section 106 of the National Historic Preservation Act, the regulations promulgated thereunder, and interagency agreements developed thereto, EBI Consulting, Inc., on behalf of AT&T Mobility, LLC, provides this notice of a proposed telecommunications facility installation at the address listed above.

EBI would like to inquire if you would be interested in commenting on this proposed project. Please refer to the attached plans for additional details.

Please note that we are requesting your review of the attached information as part of the Section 106 process only and not as part of the local zoning process. We are only seeking comments related to the proposed project's potential effect to historic properties.

Please submit your comments regarding the proposed project's potential effect on historic properties to EBI Consulting, to my attention at 6876 Susquehanna Trail South, York, PA 17403, or contact me via telephone at the number listed below. Please reference the EBI project number. We would appreciate your comments as soon as possible within the next 30 days.

Note that this project will be entered into the Federal Communication Commission's e106 System, which will send notifications of the project throughout the Section 106 process.

Respectfully Submitted,



Sarah Addleman
Architectural Historian
saddleman@ebiconsulting.com
757-354-7566

Attachments - Drawings and Maps



EBI GIS, Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Legend

- ★ Project Site
- Site Radius at 250', 500', 1000' and ½ mile

Date: 6/28/2023

Figure 1: Site Location Map
10092499 / SD30 405/520
2275 116TH AVENUE
BELLEVUE, WA 98004





Legend

- ★ Project Site
- Site Radius at 250', 500', 1000' and 1/2 mile

USGS 24K Quad: Kirkland, WA 1986, Mercer Island, WA 1986

Date: 6/28/2023

Figure 2 - Topographic Map

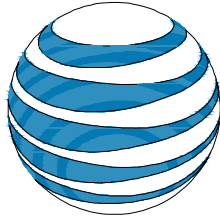
**10092499 / SD30 405/520
2275 116TH AVENUE
BELLEVUE, WA 98004**

PN: 6123004946



PROJECT SCOPE

1. PROPOSED INSTALLATION OF A TELECOMMUNICATIONS FACILITY ON AN EXISTING PARCEL FOR AT&T.
2. PROPOSED INSTALLATION OF NINE (9) ANTENNAS, TWELVE (12) RRHS, ONE (1) SURGE PROTECTOR, AND FIBER/DC CABLES ON A NEW 70'-0" MONOPOLE WITHIN A 10'-0" X 10'-0" WOODEN FENCED LEASE AREA.



at&t
mobility corp.

SD30 405/520

FA #: 10092499/ USID: 11501
2275 116TH AVE NE
BELLEVUE, WA 98004

ZONING DRAWINGS

SHEET INDEX

- T1.0 TITLE SHEET
- LS-1 SITE SURVEY
- LS-2 SURVEY DETAIL
- A1.0 OVERALL SITE PLAN
- A2.0 ENLARGED SITE PLAN
- A3.0 ELEVATIONS



DRAWN BY: MS / KN
CHECKED BY: BU

DRAWING VERSION		
VER.	DATE	DESCRIPTION
1	03/03/23	PRELIM ZONING DRAWINGS
2	03/06/23	CLIENT COMMENT
3	03/22/23	CLIENT COMMENT

LICENSER
PRELIMINARY

** THE INFORMATION CONTAINED IN THE SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE OWNER IS STRICTLY PROHIBITED.

GOVERNING CODES

- 2018 INTERNATIONAL BUILDING CODE
- 2018 INTERNATIONAL MECHANICAL SPECIALTY CODE
- 2018 INTERNATIONAL FIRE CODE
- 2018 WASHINGTON STATE ENERGY CODE
- 2020 NFPA 70 NATIONAL ELECTRICAL CODE

A.D.A. COMPLIANCE
INSTALLATION IS UNMANNED / NOT FOR HUMAN HABITATION. HANDICAP ACCESS IS NOT REQUIRED PER A.D.A.

APPROVALS

FINAL CONSTRUCTION DRAWINGS SIGN-OFF

** REVIEWERS SHALL PLACE INITIALS ADJACENT TO EACH REDLINE NOTE AS DRAWINGS ARE BEING REVIEWED.

CONSULTANT/PRINTED NAME	SIGNATURE	DATE
LANDLORD:		
SITE ACQ:		
PERMITTING:		
RF MGR:		
CONST MGR:		
OPS MGR:		
PROJ. MGR:		
COMPLIANCE:		
TRANSPORT:		

PROJECT INFORMATION
SD30 405/520
2275 116TH AVE NE
BELLEVUE, WA 98004

SHEET TITLE
TITLE SHEET
SHEET NO.
T1.0

PROJECT CONTACTS

PROJECT INFORMATION

DRIVING DIRECTIONS

APPLICANT:
NEW CINGULAR WIRELESS PCS, LLC
16221 NE 72ND WAY
REDMOND, WA 98052

PROPERTY OWNER:
CEDAR PARK BELLEVUE, LLC
2275 116TH AVE NE, SUITE #100
BELLEVUE, WA 98004
CONTACT: JOHN NILSSON
PH: 425.443.9149
jnllsson@nilssonhomes.com

ZONING/PERMITTING AGENT:
SMARTLINK
11232 120TH AVE NE, #204
KIRKLAND, WA 98033
NANCY SEARS
PH: 425.444.1434

SITE ACQUISITION AGENT:
SMARTLINK
11232 120TH AVE NE, #204
KIRKLAND, WA 98033

RF ENGINEER:
AT&T MOBILITY

CONSTRUCTION MANAGER:
AT&T MOBILITY
TOM LOGAN
PH: 253.709.0317

ENGINEER OF RECORD:
VECTOR STRUCTURAL ENGINEERS
651 W. GALENA PARK BLVD., SUITE 101
DRAPER, UT 84020
WELLS L. HOLMES, SE
PH: 801.990.1775

SURVEYOR:
AMBIT CONSULTING, LLC
245 SAINT HELENS AVE, SUITE 3A
TACOMA, WA 98402

SITE NAME: SD30 405/520
ADDRESS: 2275 116TH AVE NE
BELLEVUE, WA 98004

JURISDICTION: CITY OF BELLEVUE
TAX LOT #: 292505-9328
PARCEL SIZE: 1.07 ACRES
ZONING: BR-MO (BELRED-MEDICAL OFFICE)

LATITUDE: 47° 37' 50.22" N (47.630617°)
LONGITUDE: -122° 11' 12.27" W (-122.186742°)
GROUND ELEVATION: 195.8' AMSL (NAVD88)
SOURCE: 1A CERTIFICATION

(P) STRUCTURE TYPE: MONOPOLE
(E) STRUCTURE HEIGHT (BUILDING): 70'-0"
(P) AT&T GROUND LEASE AREA: 100 SQ FT

OCCUPANCY: U, S-2
GROUP: II-B

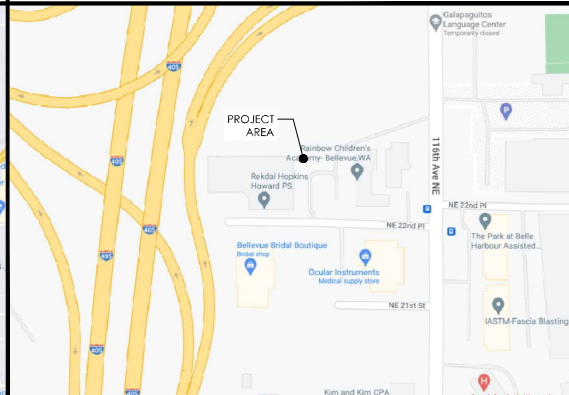
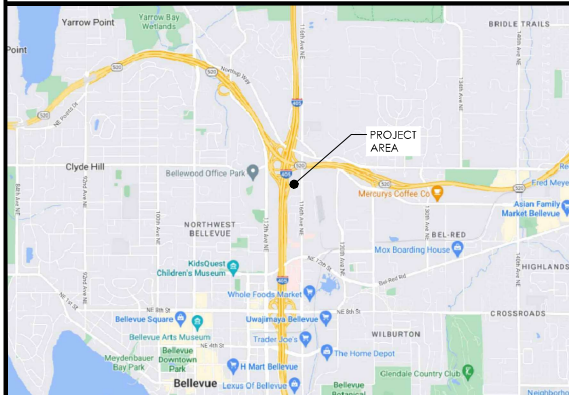
FROM AT&T OFFICE IN REDMOND, WASHINGTON:

1. GET ON WA-520 W FROM BEAR CREEK PKWY AND NE LEARY WAY, 5 MIN (1.1 MI)
2. HEAD SOUTHEAST ON NE 72ND WAY TOWARD 164TH AVE NE (427 FT)
3. TURN RIGHT ONTO 164TH AVE NE (203 FT)
4. TURN RIGHT ONTO BEAR CREEK PKWY (0.3 MI)
5. TURN LEFT ONTO NE LEARY WAY (0.3 MI)
6. TAKE THE RAMP ONTO WA-520 W (0.4 MI)
7. FOLLOW WA-520 W TO 108TH AVE NE IN BELLEVUE. TAKE THE 108TH AVE NE EXIT FROM WA-520 W
8. 5 MIN (5.3 MI)
9. MERGE ONTO WA-520 W (5.0 MI)
10. USE THE RIGHT 2 LANES TO TAKE THE 108TH AVE NE EXIT (0.2 MI)
11. TAKE NORTHUP WAY TO NE 22ND PL, 3 MIN (1.1 MI)
12. TURN RIGHT ONTO 108TH AVE NE (253 FT)
13. TURN RIGHT AT THE 1ST CROSS STREET ONTO NORTHUP WAY (0.8 MI)
14. TURN RIGHT ONTO 116TH AVE NE (0.2 MI)
15. TURN RIGHT ONTO NE 22ND PL
16. DESTINATION WILL BE ON THE RIGHT (417 FT)

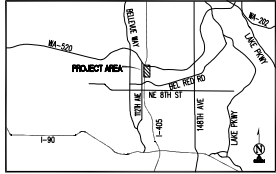
TOTAL TIME: 14 MINS
TOTAL MILES: 7.5

VICINITY MAP

LOCALIZED MAP



Know what's below.
Call before you dig.



VICINITY MAP
N.T.S.

SURVEY DATE
12/14/2022

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON THE WASHINGTON ZONE NORTH STATE PLANE COORDINATE SYSTEM BASED ON THE NORTH AMERICAN DATUM OF 1983(2011), DETERMINED BY GLOBAL POSITIONING SYSTEM EQUIPMENT OBSERVATIONS ON THE WASHINGTON STATE REFERENCE NETWORK (WSRN).

BENCHMARK

PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS "GEOID 12B" MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY REAL TIME KINETIC (RTK) GPS DATA PROCESSED ON THE WASHINGTON STATE REFERENCE NETWORK (WSRN). ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NAVD88 DATUM.

GRID-TO-GROUND SCALE FACTOR NOTE

ALL BEARINGS AND DISTANCES ARE BASED ON THE WASHINGTON NORTH STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.99996438

FLOOD ZONE

THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE "X", ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #53033C03686, DATED 08/19/2020

UTILITY NOTES

SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT 811 AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

SURVEYOR'S NOTES

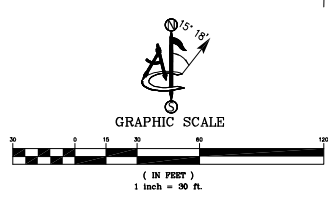
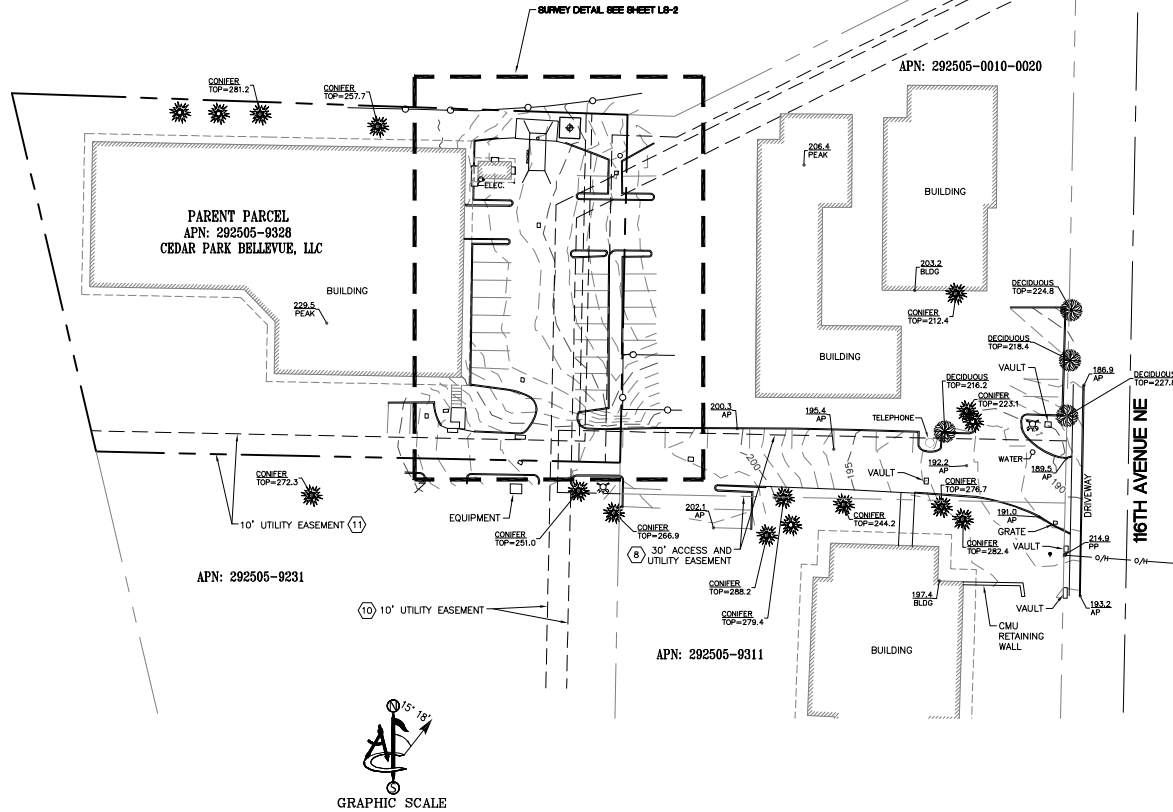
CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS AND FOLLOW THE CURRENT NATIONAL MAP STANDARDS FOR VERTICAL ACCURACY.

THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED.

LEGEND			
AP	ASPHALT	UTILITY MANHOLES	
BLDG	TOP OF BUILDING	UTILITY METER	
CLF	CHAIN LINK FENCE	XX	FIRE HYDRANT
CMU	CONCRETE MASONRY UNIT	○	UTILITY POLE
CONC	CONCRETE	+	POSITION OF GEODETIC COORDINATES
NG	NATURAL GRADE	●	SPOT ELEVATION
		●	TREES
		●	PINE TREES
		—○—	CHAIN LINK FENCE
		—○—	CURLINES
		—○—	OVERHEAD LINES
		—○—	STREET CENTERLINES
		—○—	SUBJECT PROPERTY LINE
		—○—	ADJACENT PROPERTY LINE
		—○—	LEASE AREA LIMITS
		—○—	MAJOR CONTOUR INTERVAL
		—○—	MINOR CONTOUR INTERVAL



PROJECT INFORMATION:
SD30
2275 116TH AVENUE NE
BELLEVUE, WA 98004
KING COUNTY

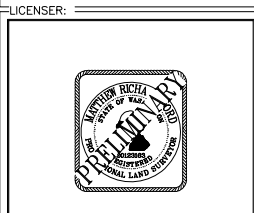
ORIGINAL ISSUE DATE:
12/16/2022

REV.:	DATE:	DESCRIPTION:	BY:
A	12/16/2022	PRELIMINARY	CK
1	03/03/2023	UPDATE	PD

PROJECT COORDINATION:
CD CAPITAL DESIGN SERVICES
2101 4TH AVE. E. SUITE 200
OLYMPIA, WA 98506
PH: (360) 931-1501
WWW.CAPITALDESIGNSERVICES.COM

SURVEY PREPARED BY:
A ambit consulting
1229 CORNWALL AVE.
SUITE 303
BELLEVUE, WA 98005
PH: (425) 659-4072
WWW.AMBITCONSULTING.US

DRAWN BY: _____ CHK.: _____ APV.: _____
CK MF XX



SHEET TITLE:
SITE SURVEY

SHEET NUMBER:
LS-1

SCHEDULE "B" NOTE

REFERENCE IS MADE TO THE SUBDIVISION GUARANTEE ORDER #1891840, ISSUED BY STEWART TITLE COMPANY, DATED NOVEMBER 14, 2022. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

ITEMIZED NOTES:
 1. GENERAL TAXES FOR THE YEAR 2022 HAVE BEEN PAID IN FULL:
 IN THE AMOUNT OF: \$45,966.60
 TAX ACCOUNT NO.: 292505-9328-09
 LEVY CODE: 0330
 LAND: \$5,602,200.00
 IMPROVEMENTS: \$1,000.00
 NOTE: KING COUNTY TREASURER, 500 4TH AVENUE, 6TH FLOOR ADMIN. BLDG., SEATTLE, WA 98104 (206) 296-7300; WEB ADDRESS: HTTP://WEBAPP.METROCK.GOV/KCTAXINFO/ (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

2. LIABILITY FOR SEWER TREATMENT CAPACITY CHARGES THAT MAY BE ASSESSED BUT NOT DISCLOSED IN THE PUBLIC RECORDS, PLEASE CONTACT THE KING COUNTY CAPACITY CHARGE DEPARTMENT FOR FURTHER INFORMATION AT 206-296-1450. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

3. TERMS, PROVISIONS AND CONDITIONS CONTAINED IN LEASE BY AND BETWEEN CEDAR PARK BELLEVUE, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, LESSOR, AND REKDAL HOPKINS HOWARD, P.S. A WASHINGTON PROFESSIONAL SERVICE CORPORATION, LESSEE, DATED FEBRUARY 11, 2014 AND RECORDED MARCH 27, 2014 AS INSTRUMENT NO. 2014032700114 AND ALL RIGHTS THEREUNDER OF AND ALL ACTS DONE OR SUFFERED THEREUNDER OF SAID LESSEE OR ANY PARTIES CLAIMING BY, THROUGH OR UNDER SAID LESSEE. (BLANKET IN NATURE)

4. TERMS, PROVISIONS AND CONDITIONS CONTAINED IN MEMORANDUM OF LEASE BY AND BETWEEN REKDAL HOPKINS HOWARD P.S. A WASHINGTON PROFESSIONAL SERVICE CORPORATION, LESSOR, AND PACE STAFFING NETWORK, INC., A WASHINGTON CORPORATION, LESSEE, DATED FEBRUARY 11, 2014 AND RECORDED MARCH 27, 2014 AS INSTRUMENT NO. 2014032700116 AND ALL RIGHTS THEREUNDER OF AND ALL ACTS DONE OR SUFFERED THEREUNDER OF SAID LESSEE OR ANY PARTIES CLAIMING BY, THROUGH OR UNDER SAID LESSEE. (BLANKET IN NATURE)

5. TERMS, PROVISIONS AND CONDITIONS CONTAINED IN MEMORANDUM OF LEASE BY AND BETWEEN REKDAL HOPKINS HOWARD, P.S. A WASHINGTON PROFESSIONAL SERVICE CORPORATION, LESSOR, AND PACE STAFFING NETWORK, INC., A WASHINGTON CORPORATION, LESSEE, DATED FEBRUARY 11, 2014 AND RECORDED MARCH 27, 2014 AS INSTRUMENT NO. 2014032700117 AND ALL RIGHTS THEREUNDER OF AND ALL ACTS DONE OR SUFFERED THEREUNDER OF SAID LESSEE OR ANY PARTIES CLAIMING BY, THROUGH OR UNDER SAID LESSEE.
 6. DEED OF TRUST DATED FEBRUARY 23, 2017 AND RECORDED FEBRUARY 23, 2017 AS INSTRUMENT NUMBER 20170223001083 IN THE ORIGINAL PRINCIPAL AMOUNT OF \$1,612,591.00 FROM CEDAR PARK BELLEVUE, LLC, A WASHINGTON LIMITED LIABILITY COMPANY TO OLD REPUBLIC TITLE, LTD., AS TRUSTEE FOR DAG LENDING, LLC, A WASHINGTON LIMITED LIABILITY COMPANY. (BLANKET IN NATURE)

7. RELINQUISHMENT OF ACCESS TO STATE HIGHWAY AND OF LIGHT, VIEW AND AIR BY DEED TO THE STATE OF WASHINGTON, RECORDED JUNE 1, 1953 UNDER RECORDING NUMBER 4350041. (BLANKET IN NATURE)

(8) CITY OF BELLEVUE SHORT PLAT NO. 88-45 AND THE TERMS AND CONDITIONS THEREOF RECORDED UNDER INSTRUMENT NO. 7807250742. (AS SHOWN ON SURVEY)

(9) EASEMENT GRANTED TO PUGET SOUND POWER & LIGHT COMPANY, AS MORE FULLY SET FORTH IN THE DOCUMENT RECORDED AS INSTRUMENT NO. 7907050917. (AS SHOWN ON SURVEY)

(10) EASEMENT GRANTED TO CITY OF BELLEVUE, AS MORE FULLY SET FORTH IN THE DOCUMENT RECORDED AS INSTRUMENT NO. 8201260352. (AS SHOWN ON SURVEY)

(11) EASEMENT GRANTED TO CITY OF BELLEVUE, AS MORE FULLY SET FORTH IN THE DOCUMENT RECORDED AS INSTRUMENT NO. 8201260360. (AS SHOWN ON SURVEY)

12. RELINQUISHMENT OF ACCESS TO STATE HIGHWAY AND OF LIGHT, VIEW AND AIR BY DEED TO THE STATE OF WASHINGTON, RECORDED OCTOBER 2, 1991 UNDER RECORDING NUMBER 9110020890. (BLANKET IN NATURE)

13. EASEMENT INCLUDING TERMS AND CONDITIONS THEREOF AS RECORDED IN INSTRUMENT NO. 9604291104. (EXACT LOCATION IS INDETERMINATE - NOT PLOTTED)

14. NOTICE OF CITY OF BELLEVUE FOR WATER, SEWER AND STORM & SURFACE WATER UTILITIES AND THE TERMS AND CONDITIONS THEREOF RECORDED UNDER INSTRUMENT NOS. 20170727001075.
 SAID INSTRUMENT IS A RE-RECORDING OF INSTRUMENT NOS. 9612200938 AND 201112200589. (NOTHING TO PLOT)

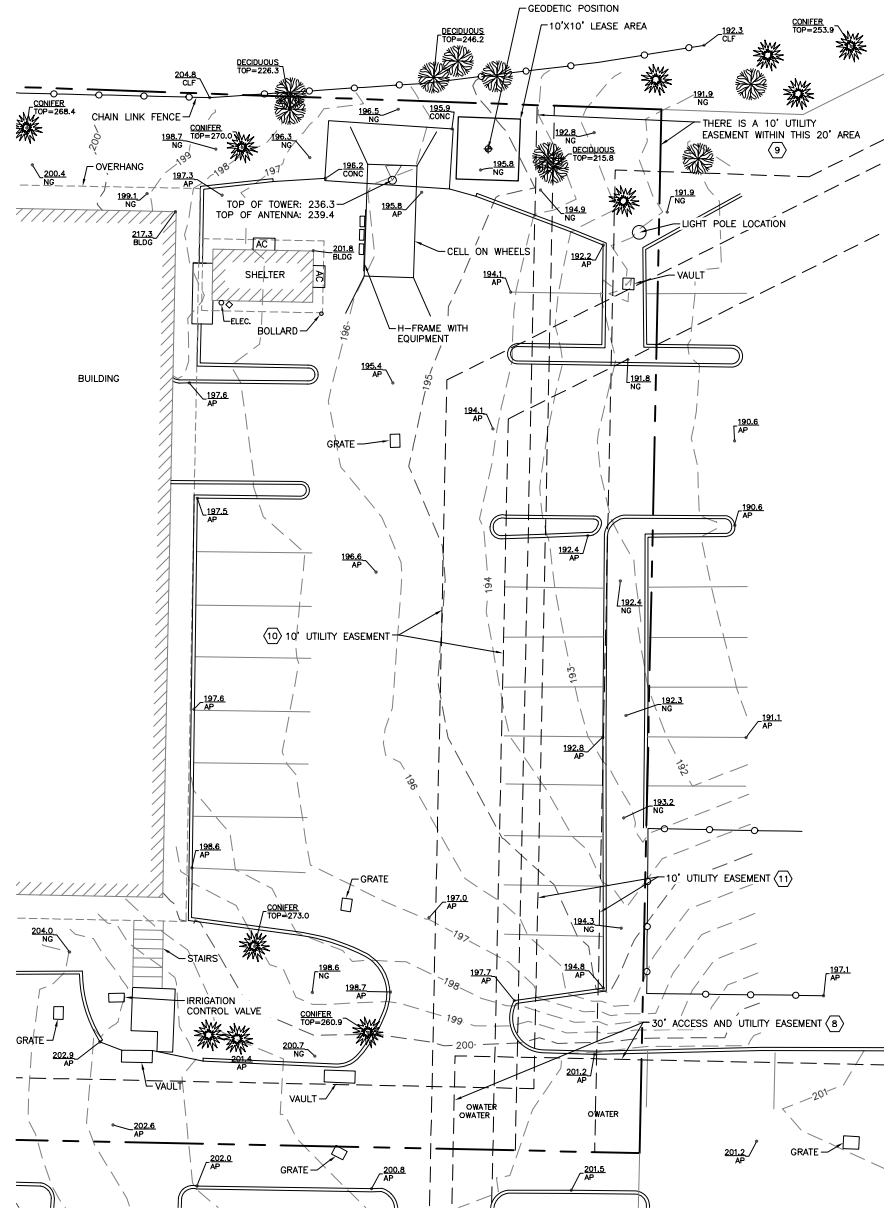
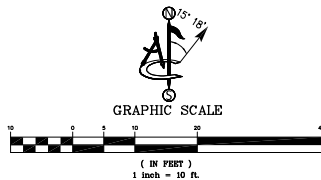
LESSOR'S LEGAL DESCRIPTION

LOT 2, CITY OF BELLEVUE SHORT PLAT NO. 78-45, ACCORDING TO THE SHORT PLAT RECORDED UNDER RECORDING NUMBER 7807250742, RECORDS OF KING COUNTY, WASHINGTON; EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON BY WARRANTY DEED RECORDED UNDER RECORDING NO. 9110020890.
 SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON

LEGEND

AP	ASPHALT	○	UTILITY MANHOLES
BLDG	TOP OF BUILDING	○	UTILITY METER
CLF	CHAIN LINK FENCE	○	FIRE HYDRANT
CMU	CONCRETE MASONRY UNIT	○	UTILITY POLE
CONC	CONCRETE	○	POSITION OF GEODETIC COORDINATES
NG	NATURAL GRADE	○	SPOT ELEVATION
		○	TREES
		○	PINE TREES
		○	CHAIN LINK FENCE CURB LINES
		○	OVERHEAD LINES
		○	STREET CENTER LINES
		○	SUBJECT PROPERTY LINE
		○	ADJACENT PROPERTY LINE
		○	LEASE AREA LIMITS
		○	MAJOR CONTOUR INTERVAL
		○	MINOR CONTOUR INTERVAL

POSITION OF GEODETIC COORDINATES
 LATITUDE 47° 37' 50.22" (47.630617) NORTH (NAD83)
 LONGITUDE 122° 11' 12.27" (122.186742) WEST (NAD83)
 GROUND ELEVATION @ 195.8' (NAVD88)



PROJECT INFORMATION:
 SD30
 2275 116TH AVENUE NE
 BELLEVUE, WA 98004
 KING COUNTY

ORIGINAL ISSUE DATE: _____

12/16/2022

REV.: DATE: _____ DESCRIPTION: _____ BY: _____

A	12/16/2022	PRELIMINARY	CK
1	03/03/2023	UPDATE	PD

PROJECT COORDINATION:

CAPITAL DESIGN SERVICES
 2101 4TH AVE. C, SUITE 200
 OLIVIA, WA 98056
 WWW.CAPITALDESIGNSERVICES.COM

SURVEY PREPARED BY:

ambit consulting
 1229 CORNWALL AVE.
 SUITE 301
 BELLEVUE, WA 98005
 PH. (425) 659-4072
 www.ambitconsulting.us

DRAWN BY: _____ CHK.: _____ APV.: _____

CK	MF	XX
----	----	----

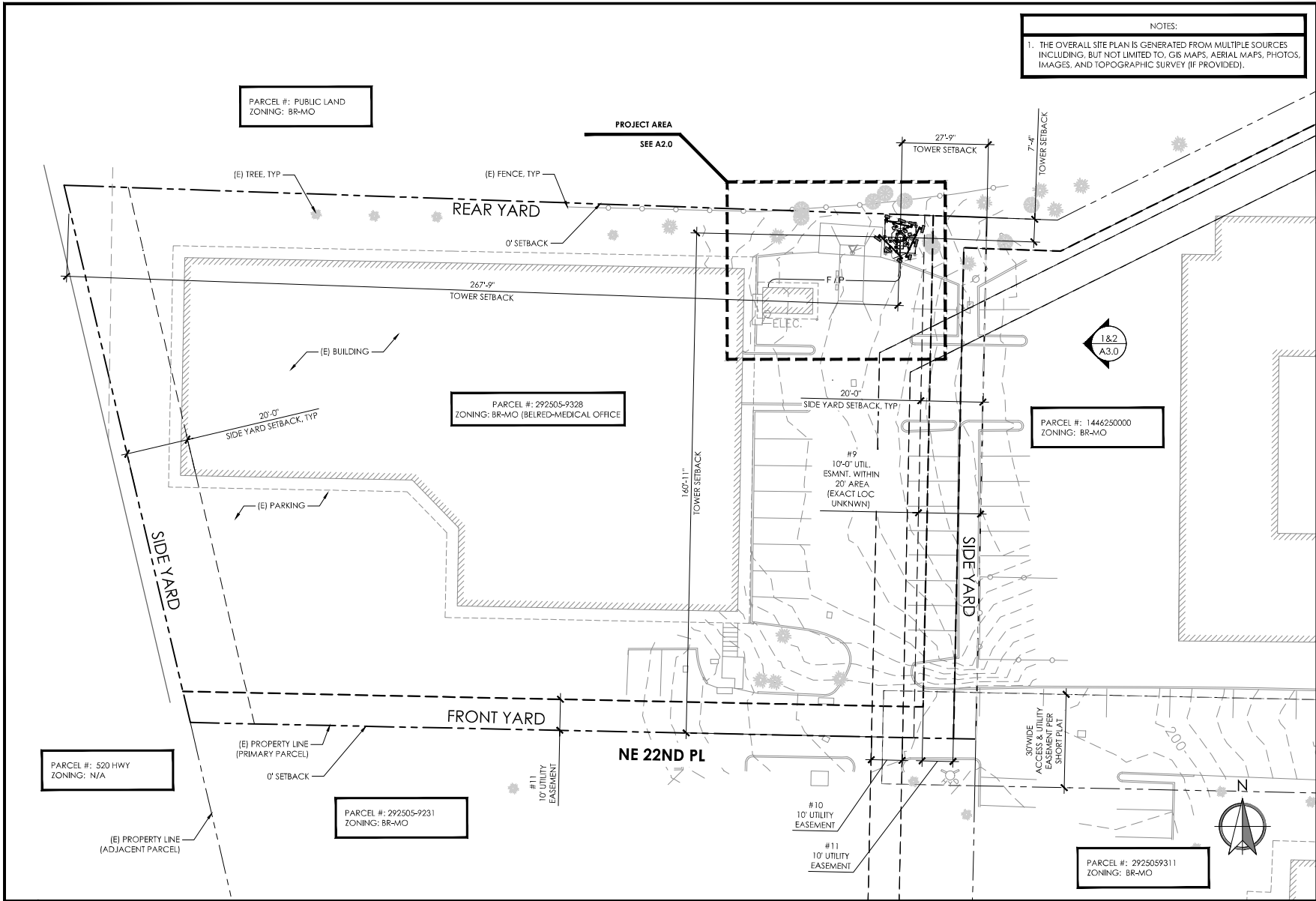
LICENSER:

SHEET TITLE: _____

SURVEY DETAIL

SHEET NUMBER: _____

LS-2



NOTES:
 1. THE OVERALL SITE PLAN IS GENERATED FROM MULTIPLE SOURCES INCLUDING, BUT NOT LIMITED TO, GIS MAPS, AERIAL MAPS, PHOTOS, IMAGES, AND TOPOGRAPHIC SURVEY (IF PROVIDED).

PARCEL #: PUBLIC LAND
 ZONING: BR-MO

PARCEL #: 292505-9328
 ZONING: BR-MO (BELRED-MEDICAL OFFICE)

PARCEL #: 1446250000
 ZONING: BR-MO

PARCEL #: 520 HWY
 ZONING: N/A

PARCEL #: 292505-9231
 ZONING: BR-MO

PARCEL #: 2925059311
 ZONING: BR-MO



DRAWN BY: MS / KN
 CHECKED BY: BU

DRAWING VERSION		
VER.	DATE	DESCRIPTION
1	03/03/23	PRELIM ZONING DRAWINGS
2	03/06/23	CLIENT COMMENT
3	03/22/23	CLIENT COMMENT

LICENSER
 PRELIMINARY

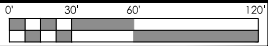
PROJECT INFORMATION
 SD30
 405/520
 2275 116TH AVE NE
 BELLEVUE, WA 98004

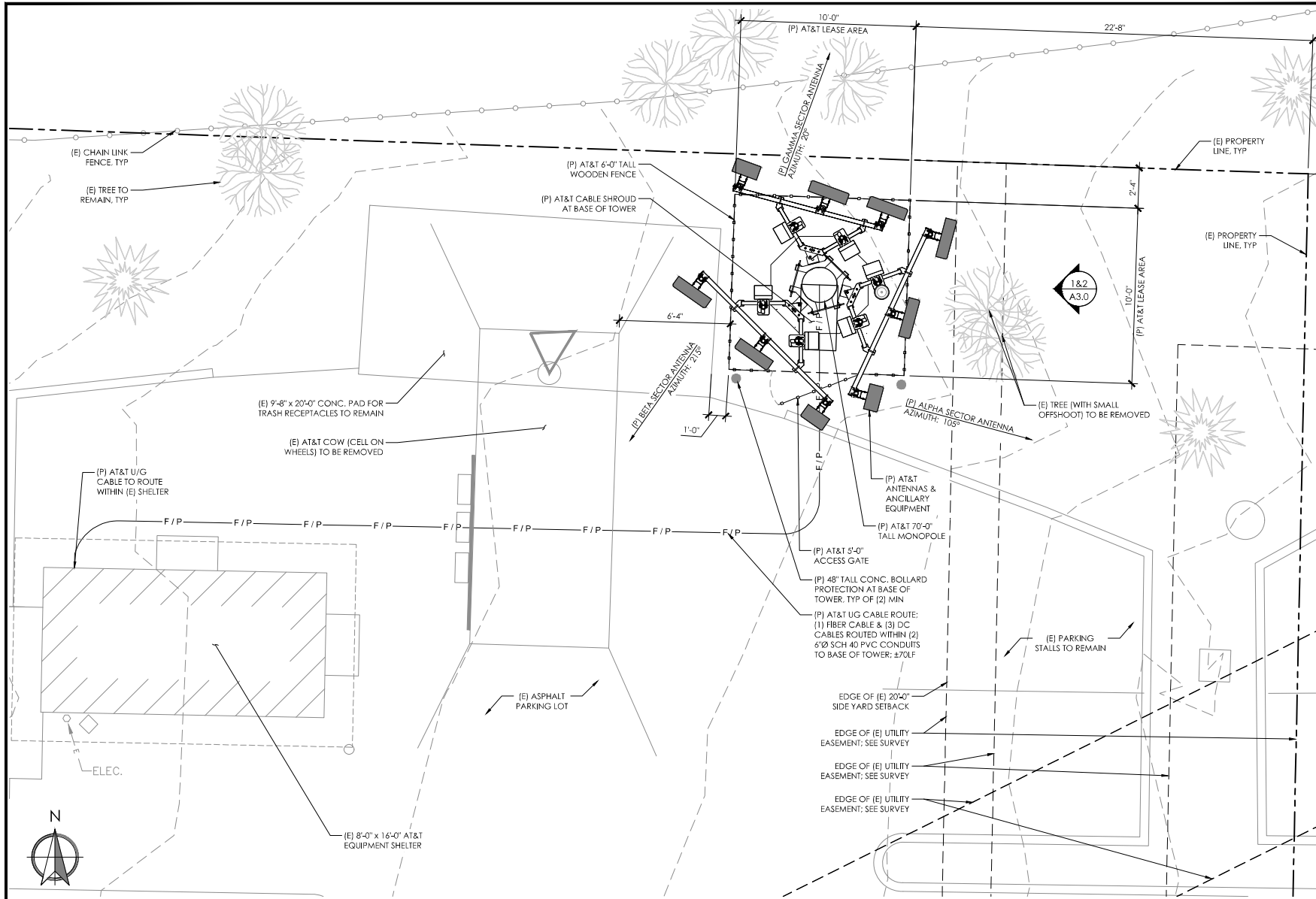
SHEET TITLE
 OVERALL SITE PLAN

SHEET NO.
 A1.0

1 OVERALL SITE PLAN

11 X 17 SCALE: 1" = 60'-0"
 22 X 34 SCALE: 1" = 30'-0"





DRAWN BY: MS / KN
 CHECKED BY: BU

DRAWING VERSION		
VER.	DATE	DESCRIPTION
1	03/03/23	PRELIM ZONING DRAWINGS
2	03/06/23	CLIENT COMMENT
3	03/22/23	CLIENT COMMENT

LICENSER
 PRELIMINARY

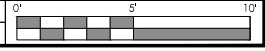
PROJECT INFORMATION
 SD30
 405/520
 2275 116TH AVE NE
 BELLEVUE, WA 98004

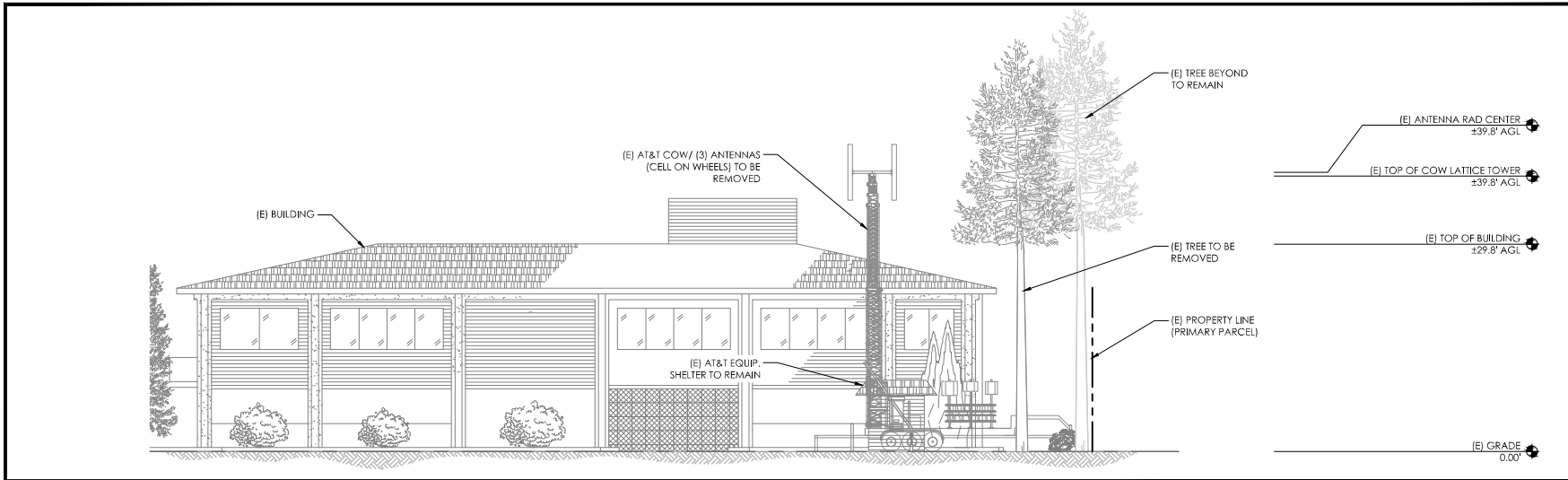
SHEET TITLE
 ENLARGED SITE PLAN

SHEET NO.
 A2.0

1 ENLARGED SITE PLAN

11 X 17 SCALE: 3/16" = 1'-0"
 22 X 34 SCALE: 3/8" = 1'-0"

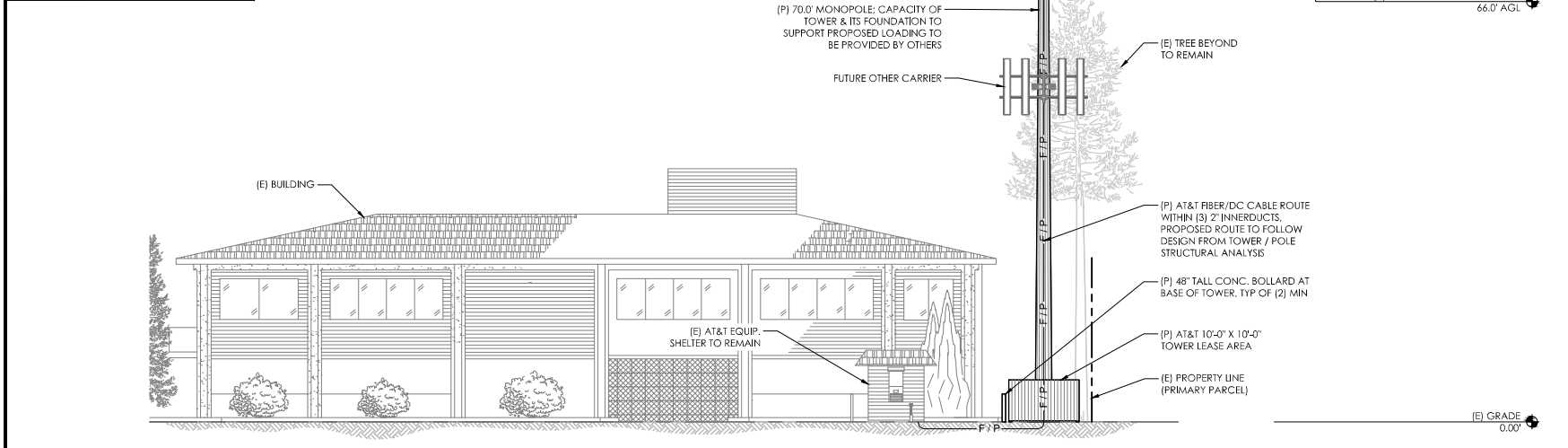




1 (E) EAST ELEVATION



NOTES:
 1. THE PROJECT CM / PM TO VERIFY ANY REQUIRED PAINTING REQUIREMENTS FOR PROPOSED TOWER, ANTENNAS, ANCILLARY EQUIPMENT, CABLES, AND HARDWARE PRIOR TO ORDERING / INSTALLING EQUIPMENT.



2 (P) EAST ELEVATION



DRAWN BY: MS / KN
 CHECKED BY: BU

DRAWING VERSION	
VER.	DESCRIPTION
1	03/03/23 PRELIM ZONING DRAWINGS
2	03/06/23 CLIENT COMMENT
3	03/22/23 CLIENT COMMENT

LICENSER
 PRELIMINARY

PROJECT INFORMATION
 SD30
 405/520
 2275 116TH AVE NE
 BELLEVUE, WA 98004

SHEET TITLE
 ELEVATIONS

SHEET NO.
 A3.0

Gulledge, Kristin

From: Dean Brown <deancarsonbrown@gmail.com>
Sent: Monday, July 17, 2023 3:07 PM
To: Cuellar-Calad, Luisa; PlanningCommission; Goepppele, Craighton; Ferris,Carolynn; Brown, Karol; Malakoutian, Mohammad; Khanloo, Negin; Bhargava, Vishal
Subject: NW Bellevue Planning

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

I am writing regarding Planning staff's recommended plan to rezone our in a manner inconsistent with recent plans to protect the nature of where we live.

Over the past several months the Planning Department has advanced many initiatives to the Planning Commission for review and approval. The number of their proposals alone has been bewildering and leaving us to wonder if they aren't simply trying to make it impossible for us to gather a response. It's a shame how little they care about the community as it is, rather than how they feel it should be. One day we are trying to respond and get a careful handling of additional dwellings and the next we have to consider six story buildings being built next door.

Please come and walk our streets and realize it is not a commercial area, has a modest but good density (many multi-unit structures, provides a much needed tree canopy, housing for seniors and a buffer to other communities. Please slow down the planning wiz kids and continue to protect the nature of this city you've already done so much to make.

Dean and Sue Brown
Residents on NE 1st

Gulledge, Kristin

From: 冬梅 <HDM369@hotmail.com>
Sent: Monday, July 17, 2023 3:33 PM
To: PlanningCommission
Subject: NO R-low is in Lochleven
Attachments: LochlevenEIS.pdf

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

Hello,

I am Dongmei Huang who lives in 102 96th Ave NE, Bellevue 98004.

Me, my husband Neo Li, and two kids disagree that **R-low** is in Lochleven neighborhood. We 100% agree with all the suggestions mentioned by Craig Spiezle (attachment). Please don't ignore the concerns of a resident living in this community! Thank you.

Best
Dongmei Huang

July 10, 2023

To: Members of Bellevue City Council

cc: Planning Commission, Planning Department

Fr: Craig Spiezele, Resident of Lochleven craigsp@agelight.com 425-985-1421

Good evening, my name is Craig Spiezele. I am speaking on behalf of many of my neighbors in Lochleven. We are in opposition to the Planning staff's preferred alternative for the Environmental Impact Statement (EIS) for the Northwest Quadrant including the classifications of R-Medium and R-High throughout Lochleven.

Over the past several months, the Planning Department has advanced many initiatives. We appreciate their work and professionalism, yet the sheer volume of their proposals has been overwhelming. The capacity to digest and understand the impact of the EIS is a significant challenge. The aggressive timeline has prevented meaningful public engagement. As stated by some Commission and Council members, your ability to make an informed decision has been limited.

It is important to note the community is still trying to understand the impact of HB1110. With the increased height of these same properties up to six stories, the compounded impact will forever change the character of our neighborhoods.

While some of these changes might be reasonable for commercial districts, the expansive scope of the EIS including existing single family homes is fundamentally wrong. The "Preferable Alternative" would be a direct conflict to the principles and assurances made by Council over the past decade. The "wedding cake" model championed and embraced by the City made it possible for substantial investment in residential properties outside of the downtown core. If approved the City would be abandoning this agreement with the community.

In summary the Planning staff's preferred alternative should not be approved for the following reasons:

1. Directly conflicts with the Comp Plan for NW Bellevue, revised less than 2 years ago
2. Diminishes the mandated buffer and separation between downtown Bellevue and Lochleven.
3. Does not consider the loss of privacy to nearby properties.
4. Does not consider the loss of light and shadow footprint on nearby properties and impact to the tree canopy.
5. Does not consider the impact to traffic, pedestrian safety, parking and curb management.
6. Does not consider the impact to city utilities and infrastructure, including police and fire.
7. Lacks an economic impact assessment to homeowners property values.

Our ask is to send back the EIS to the Planning Department. Council needs to require a data driven analysis and establish a realistic schedule to allow all stakeholders adequate time to study these proposals.

Over the past two years the City has made significant progress increasing housing alternatives and topographies. Council today needs to draw a line in the sand of what is reasonable. Increasing density at all costs should not be the answer. We need your help to preserve our great neighborhoods.

Thank you for all of your work in making Bellevue a great City and protecting our City for future generations.



Craig Spiezele

425-985-1421

Gulledge, Kristin

From: Wendy Duan <weiduan@outlook.com>
Sent: Monday, July 17, 2023 3:38 PM
To: PlanningCommission; Council
Subject: Lochleven EIS

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

Dear Bellevue City Council members, Bellevue Planning Commission, and Planning Department

My name is Wei Duan. I reside at 134 97th Ave NE in Bellevue. I am writing this letter on behalf of many of my neighbors in Lochleven. We are **in opposition to** the Planning staff's preferred alternative for the Environmental Impact Statement (EIS) for the Northwest Quadrant including the classifications of R-Medium and R-High throughout Lochleven.

Over the past several months, the Planning Department has advanced many initiatives. We appreciate their work and professionalism, yet the sheer volume of their proposals has been overwhelming. The capacity to digest and understand the impact of the EIS is a significant challenge. The aggressive timeline has prevented meaningful public engagement. As stated by some Commission and Council members, your ability to make an informed decision has been limited.

It is important to note the community is still trying to understand the impact of HB1110. With the increased height of these same properties up to six stories, the compounded impact will forever change the character of our neighborhoods.

While some of these changes might be reasonable for commercial districts, the expansive scope of the EIS including existing single-family homes is fundamentally wrong. The "Preferable Alternative" would be a direct conflict to the principles and assurance made by Council over the past decade. The 'wedding cake' model championed and embraced by the City made it possible for substantial investment in residential properties outside of the downtown core. If approved the City would be abandoning this agreement with the community.

In summary the Planning staff's preferred alternative **should not** be approved for the following reasons:

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2. Diminishes the mandated buffer and separation between downtown Bellevue and Lochleven;
3. Does not consider the loss of privacy to nearby properties;
4. Does not consider the loss of light and shadow footprint on nearby properties and impact to the tree canopy;
5. Does not consider the impact to traffic, pedestrian safety, parking and curb management;
6. Does not consider the impact to city utilities and infrastructure, including police and fire;
7. Lacks an economic impact assessment to homeowner property values.

Our ask is to send back the EIS to the Planning Department. Council needs to require a data driven analysis and establish a realistic schedule to allow all stakeholders adequate time to study the proposals.

Over the past two years the City has made significant progress increasing housing alternatives and topographies. Council today needs to draw a line in the sand of what is reasonable. Increasing density at all costs should not be the answer. We need your help to preserve our great neighborhoods.

Thank you for all your work in making Bellevue a great city and protecting our city for future generations.

Sincerely,
Wei Duan
425-289-6595

Gulledge, Kristin

From: Wendy Duan <weiduan@outlook.com>
Sent: Monday, July 17, 2023 4:14 PM
To: PlanningCommission; Council
Subject: Concerns on Preferred Alternative on Lochleven

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

Hello dear Bellevue City Council members, Bellevue Planning Commission and Bellevue Planning Department,

My name is Wei Duan and I reside at 134 97th Ave NE in Bellevue. I am writing this letter on behalf of myself and my husband. We reside in a single-family resident neighborhood called Lochleven. I am concerned that the Planning Commission's preferred alternative that could impact the areas around our home.

The areas that surround the Lochleven are single-family resident neighborhoods. In addition, across from the lake are single-family resident neighborhoods. Residents in these adjacent neighborhoods do not need the apartments and/or additional services a rezoning of R-Low, R-Medium and R-High would allow. Also, our neighborhoods will be harmed by the increase in traffic on Bellevue Way, Lake Wahington Blvd and NE 4th Street. Rezoning of the Lochleven area would make our neighborhoods less safe to live and drive in and radically change our area. There would clearly be more traffic in the streets. Apartment buildings that evidently could be permitted under the changed zoning would greatly increase the traffic and change the character of our neighborhoods. It is already difficult to make a turn onto Bellevue Way from adjacent side streets. In addition, the increased traffic would prevent us from walking safely in the streets of our neighborhoods.

For over 50 years the residents in these neighborhoods have been content with the current zoning, which is a perfect code for the area. The proposed "Preferred Alternative", has not existed before and is not appropriate for areas in the midst of single-family neighborhoods, especially when there are no transition zones. Please help maintain our safe and current neighborhoods.

If this matter is to be considered in the future, is it possible for you to send me a flyer, which can be distributed, in areas that will be impacted? Residents are not sufficiently informed about what is happening in the City. Please refrain from rezoning the Lochleven area. We believe the seniors in our neighborhoods, will be adversely affected by such rezoning.

Sincerely,
Wei Duan

Gulledge, Kristin

From: Neo LI <neo.li.001@outlook.com>
Sent: Monday, July 17, 2023 4:54 PM
To: PlanningCommission
Subject: Rezoning in Lochleven

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

My name is Neo. I am here to represent the concerned residents of Lochleven. In the limited time I have, I will be direct and straightforward.

We strongly oppose the alternatives 3, 2, and 1 for the Environmental Impact Statement (EIS) regarding the Northwest Quadrant. We adamantly reject any rezoning, be it R-Low, R-Medium, or R-High, throughout Lochleven.

Why?

Firstly, a vast majority of our neighbors, approximately 95%, are unaware of the EIS alternative plans. The remaining 5% who are aware have varying perceptions of the impacts. This lack of awareness and public engagement renders your plan baseless.

Secondly, increasing the height of buildings to up to six stories will irreversibly alter the character of our neighborhoods, which we vehemently oppose.

Furthermore, these proposals contradict the Northwest Bellevue Comprehensive Plan, revised less than two years ago.

They also diminish the mandated buffer and separation between downtown Bellevue and Lochleven, neglecting the privacy of nearby properties.

The proposals fail to consider the loss of light and shadow footprint on nearby properties, as well as the impact on the tree canopy. They disregard the effects on traffic, pedestrian safety, parking, curb management, and city utilities, including police and fire services.

The lack of consideration for the educational infrastructure will negatively affect the quality of education and the learning environment for our children.

What we ask for?

Bridging of gaps between the planning department and our community. We urge you to begin with the needs and perspectives of your constituents. After all, we are the people who live here and have contributed to the growth of Bellevue.

Lastly, the council must mandate a data-driven analysis and establish a realistic schedule that allows all stakeholders sufficient time to thoroughly study these proposals.

Thank you for your attention. Let us work together to create a better Bellevue.

Gulledge, Kristin

From: Lee Sargent <LeeSgt@aol.com>
Sent: Tuesday, July 18, 2023 1:04 PM
To: Council
Cc: PlanningCommission
Subject: A Couple of Thoughts from Bellevue Council mtg 7/17/2023

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

Wilburton Comprehensive Plan option 3 update

I was very impressed by the discussion around the Wilburton Comprehensive Plan update. Because of the questions and insights some by council members and some by staff, I got a clearer picture of what was being presented and how to get better information for this process. From staff the process was clarified that the process so far was really to setup the parameters for what Environmental Impact issues to deal with. Because of Councilmember Robertson specifying the residential areas that were being affected by option 3 for traffic impact, it narrowed the focus for possibly the most important factor to study. This made sense because the traffic is the biggest issue that we have dealt with in other areas. Pollution, noise, congestion and behavior are strongly affected. The Wilburton area option3 extends so broadly that the analysis is difficult to attain-different building types, different zoning, different requirements, different areas of the city, etc. Narrowing to a few key issues of analysis reduces the complexity immensely. It was also almost as an aside that there was no reason to expand the area of Wilburton changes because of HB1110 and SB1337 requirements. This last was said and then amplified as it seemed logical by several others of the council. (I could almost feel the tension release when this very thought released the need for incorporating the larger area as it will be dealt with separately and more appropriately to the needs of the each area. Wow.) Complexity reduced and focus on the area of greatest impact for learning what will work with people that were going to be impacted in either way. Wonderful work by the council! Easier to manage development and modeling for staff! and clarity for the Planning Commission.

Comprehensive Plan changes for the Tree Code

There is a clearly a broad support from those that have attended the many meetings for Great Neighborhoods and Bellevue 2044. (The difficulty is to determine what that means for the Comprehensive Plan. Trees are one of those pervasive items in our environment that exist and are appreciated when they give us something but removed if they are in the way, block what we want to see, are messy, and/or are perceived as a threat)

- Putting them in the Comprehensive Plan gives them a legal presence and definition as a part of our city.
- Trees of a certain type, size represent the substantial growth to maturity that provides substantial resilience to natural destruction and providing the most consistent resources to the city.
- Adding the regulations for what can be done with them, how it needs to be done, and the consequences of failure to comply make them a valued city resource. Similar to how homes, buildings and other permanent fixtures on property are monitored by the city for compliance.

- We have made some good first steps.

(We are at a cross roads that can easily be ignored. If we can not see that we need to leave room for these trees and, therefore, allow them to be treated as mere temporary objects up to the whim of the current land owners/developers. We will lose the trees and the places to grow trees.)

Thanks for your time and consideration,

Lee Sargent

425-641-7568

16246 NE 24th ST

Bellevue, WA 98008-2414

trees4livability.org

Gulledge, Kristin

From: Heidi Dean <technogeekswife@yahoo.com>
Sent: Tuesday, July 18, 2023 3:38 PM
To: Council
Cc: PlanningCommission; Dick Thompson; Diana Thompson; Pamela Johnston; Jonny Lu; Ann Brashear; Michelle Hilhorst; info@pmfinvestments.com
Subject: Neighborhood Centers= catch-all category

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

Dear Council & Planning Commission:

The "Neighborhood Centers" designation is a problem.

Staff has changed all the names for the zoning designations and now created a catch-all category for retail & commercial properties: Neighborhood Centers (NC). The NCs are literally a hodgepodge of unrelated property types.

- An intersection ("weigh station") is not the same as a small neighborhood shopping center
- A small neighborhood shopping center is not the same as a community sized/regional shopping center
- None of those are the same as the "undefined" properties like the Bellevue Technology Center

Like our parks, all NCs are different sizes, serve different purposes, and draw customers/clients from different proximity ranges. Lumping them together as "Neighborhood Centers" is, in my opinion, lazy planning. It doesn't take into consideration the uniqueness of the properties or the neighborhoods within which they are located or border.

The larger "community" sized NCs like Kelsey Creek Center are appropriate for an upzone to MU-M. KCC sits on one of the major North-South arterials, it's 16 acres (vs 2-6 acres), it contains regional-type retail uses, and it's owned by a local family who've proven they are vested in being great partners in the Lake Hills neighborhood. **I don't want to see PMF Investments/the Franklin family denied an upzone to MU-M simply because the Planning Commission recommended MU-L for NCs.**

By the same token, an upzone to MU-M is absolutely inappropriate for the small, local NCs.

- None have frequent transit* (Lakemont Village= no transit)

- Northtowne, Newport Hills, BelEast share fencelines with residential surrounding them= no transition

- All are fully tenanted** with neighborhood-serving businesses (some there for decades)

* Northtowne's future frequent transit route (270) is dependent upon light rail opening (waiting....)

** Newport Hills' vacancies are related to landlord refusal to rent spaces & to maintain the property (from 2010 forward). Did you know that Northtowne & BelEast (line shops) are 6 & 7 years older than Newport Hills? They've been fortunate their property owners maintained them instead of slumlording. KCC's line shops and Eastgate Plaza are only 5 & 6 years newer than Newport Hills, but have been maintained & refreshed. *Slumlording shouldn't be rewarded as a "significantly changed condition", it should actually be discouraged by the CoB (so why isn't it???)*

Staff confirmed to Planning Commission it's unlikely that residential units built at NCs (at least the smaller ones) will contain affordable housing, so requests to upzone the small NCs are simply about needlessly increasing density & profit for the property owners, not helping the neighborhoods, small businesses, or city in any way.

Any commercial realtor who's honest will tell you that if a small business is displaced from a naturally-occurring affordable space they won't be able to return once the property has been redeveloped. Staff's suggested mitigation of "**right of return**" offers aren't worth anything if businesses can't afford relocation costs (2x) and significantly increased rent. That means not only will the businesses that eventually fill the centers (it takes forever! Ex: Lake Hills Village, Newcastle Commons) be blah corporate businesses, but if a property owner makes little effort to find an "anchor" tenant they can justify decreasing the amount of retail/commercial space included in the property. It's a set-up for neighborhood failure and commercial property owner bonanza.

The staff's recommendation to upzone the NCs was kept so quiet that neighborhoods around BelEast, Lakemont Village, and Northtowne are unaware of what's happening with the exception of one or two people. Northtowne's business tenants think their potential buyer doesn't want to upzone, they just want to "refresh" the center (they lied to the businesses). This process has been so fast that we've barely had time to get the word out in Newport Hills. Is this really how we do things in Bellevue? It doesn't seem to be in line with the council vision re: transparency & working collaboratively with residents.

I encourage you to adopt Alternative 2 citywide, keeping all small NCs MU-L while allowing KCC to upzone to MU-M. Alternative 2 allows for 1.5x the growth target capacity. With passage of HBs 1110 & 1337, approving Alternative 3 is not only unnecessary but downright disrespectful to Bellevue's residents and their neighborhoods. This is supposed to be a **20 year plan**. Alternatives 2 & 3 are essentially 30-40 year plans, maybe longer. As mentioned at council last night, if additional capacity is required prior to the next Comp Plan update there's always the city-initiated

CPA process as was done with Downtown.

I thank you for your consideration in this matter.

Sincerely,

Heidi Dean
Newport Hills

Gulledge, Kristin

From: Craig Spiezle <craigsp@agelight.com>
Sent: Tuesday, July 18, 2023 8:45 PM
To: Robinson, Lynne; Nieuwenhuis, Jared; Zahn, Janice; Robertson, Jennifer S.; Lee, Conrad; Stokes, John; Barksdale, Jeremy
Cc: Council; PlanningCommission
Subject: Comprehensive Plan Periodic Update and Wilburton Vision Implementation - Review of Preferred Alternative

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Mayor Robinson, Deputy Mayor Nieuwenhuis and Council Members

On behalf of many of my neighbors in Lochleven, Vuecrest and surrounding neighborhoods, I would like to express a note of appreciation of your opposition of including Lochleven and Vuecrest as an “area of opportunity” in the “Preferred Alternative for the NW quadrant of the EIS. Your acknowledgement during last night’s Council meeting that this was a planning “scope creep” and that it would likely have a long-term detrimental impact to not only Lochleven, but to every residential neighborhood adjacent to the downtown core is very much appreciated. As you may be aware many of these same concerns had been raised to the Planning Department and Planning Commission over the past few months without any success. Thank you again for your objectivity and direction to the Planning Department to eliminate this “area of opportunity”.

Working together with the community, we can manage growth while protecting our great neighborhoods and city for future generations.

Respectfully,

Craig Spiezle
425-985-1421

Gulledge, Kristin

From: Plummer David F. <pdf3@comcast.net>
Sent: Wednesday, July 19, 2023 4:08 PM
To: Stead, Elizabeth
Cc: Pittman, Reilly; King, Emil A.; Council; PlanningCommission;
onebellevue@googlegroups.com; phyllisjwhite; pam Johnston; Nesse, Katherine
Subject: No-Action Alternative for DEIS and EIS Reviews

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Hi there!

1. In Table 1-2 of the DEIS (page1-19) under ' Citywide Impacts' for Alternative 0, the text states "A moderately adverse impact related to other citywide housing growth requirements is expected ... as it does not meet new planning requirements for affordable housing across income bands or a range of housing types." Where are these impacts described in the DEIS (or in other reports/references)?
2. In Table 1-2 of the DEIS (page1-19) under ' Citywide Impacts' for Alternative 0, the text states "As future development occurs, some residents and businesses may be displaced through redevelopment or priced out as land prices and rents increase." Where are these impacts described in the DEIS (or in other reports/references); and when would these impacts begin to occur if Alternative 0 were selected as the preferred Comp Plan 2024 alternative?
3. In paragraphs 5.3.3, 5.3.4, 5.3.5, and 5.3.6 the text states that the 4 Alternatives would provide increased housing unit (HU) capacities and new residents (NR) as follows: Alt 0: 41,000 HU, 95,500 NR; Alt 1: 59,000 HU, 136,000 NR; Alt 2: 77,000 HU, 177,600 NR; and Alt 3: 95,000 HU, 219,100 NR. How were these values determined; what are the corresponding yearly (2022-2024) City population values for each of the Alternatives; and what are the 6 income-level breakdowns for each Alternative (similar to Exhibit 72, page 78, in CAI's report, "City of Bellevue Housing Needs Assessment", 8 December 2022)?
4. Why did the City choose to include in the 3 DEIS alternatives that are so much higher than the City-developed County-approved HU and jobs values published in the "2021 King County Countywide Planning Policies" document? And since Alternative 0 apparently provides capacities in excess of the County-approved values, and probably is much lower in cost, why would Alternative 0 not be the preferred Alternative to be evaluated in the 2024 Comp Plan EIS?

RSVP,

David Plummer

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Gulledge, Kristin

From: Plummer David F. <pdf3@comcast.net>
Sent: Wednesday, July 19, 2023 4:12 PM
To: King, Emil A.
Cc: Phyllisjwhite; onebellevue@googlegroups.com; Council; PlanningCommission
Subject: Future Land Use Maps and City Growth Plan
Attachments: Table BP-58. Bellevue Population Characteristics, 2021.xlsx

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Hello Mr. King!

1. Is it possible to obtain copies of the maps provided as Attachment A for agenda item 23-483 for the 28 June 2023 Planning Commission meeting that show **the boundaries of the City's 16 subareas**; if so, could you identify the correct procedure to obtain the maps?
2. Has the City staff published any comprehensive analysis or report that provides the detailed rationale for choosing Alternative 3 (with some changes) for development of an updated comprehensive plan for the City? How does the changed version of Alternative 3 compare with the baseline plan that the staff used to develop the DEIS for the 2024 periodic update of the comprehensive plan?
3. Since the City staff has chosen Alternate 3 (with some changes) as the preferred 2024-2044 growth concept for the City, could you please identify the reports/analyses or other data (and their dates) that the staff used to develop the 'end-state' (year 2044) population characteristics for the City sub areas like those illustrated in the attached Table 58?

RSVP,

David Plummer

Table BP-78. Bellevue Population Characteristics, 2021

9-Jul-23

Factor	Bellevue Sub-Areas											
	Bel-Red	Bri. Trls	Cgr. Mtn	CrsRods	DnTwn	EastGt	Factoria	LakeHls	Newprt	NE Bel.	NW Bel.	Somerst
Population	2,680	12,026	12,049	14,642	14,603	7,793	3,365	18,573	10,354	11,123	9,317	8,587
Percent of Population in Multi-family Units	100	59	18	84	100	15	83	29	14	3	42	0
Percent of Population in Single-family Units	0	41	82	16	0	85	17	71	86	97	58	100
Average Household Size	1.7	2.52	3.11	2.32	1.54	2.99	2.93	2.82	2.85	2.9	2.44	3.12
Number of Households	1,580	4,778	3,869	6,321	9,510	2,606	1,148	6,580	3,635	3,833	3,813	2,754
Number of Housing Units	1,602	4,949	4,190	6,642	10,812	2,728	1,365	6,916	3,827	4,069	4,232	2,910
Number of Multi-Family Housing Units	1,602	3,254	799	5,903	10,812	453	1,171	2,352	550	190	2,048	0
Number of Single-Family Housing Units	0	1,695	3,391	739	0	2,275	194	4,564	3,277	3,879	2,184	2,910
Area, Sq. Miles	1.51	3.16	3.69	1.27	0.68	2.75	0.61	3.53	2.81	2.21	2.07	2.04
Pop. Density	1,775	3,806	3,265	11,529	21,475	2,834	5,516	5,261	3,685	5,033	4,501	4,209

- Source:
1. Bellevue populaton estimates: **Bellevue Neighborhood Profiles**, Bellevue Community Development Dept., 2021
 2. Bellevue population density: calculated by author

Table BP-78. Bellevue Population Characteristics, 2021

W. Bell.	W LK San	Wilbrtn	Woodrdg	Total
8,951	6,640	4,510	5,435	150,648
39	16	54	44	N/A
61	84	46	56	N/A
2.48	2.87	2.42	2.56	2.60
3,604	2,313	1,864	2,124	60,332
3,966	2,427	1,946	2,239	64,820
1,926	451	1,206	1,143	33,860
2,040	1,976	740	1,096	30,960
2.65	1.84	1.73	1.14	
3,378	3,609	2,607	4,768	