

## Nesse, Katherine

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**From:** Curt Allred <curtallred@icloud.com>  
**Sent:** Thursday, June 5, 2025 10:23 AM  
**To:** Council  
**Cc:** PlanningCommission  
**Subject:** Affordable housing? Not with current Middle Housing LUCA

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

**[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,

The fee-in-lieu provision guarantees that affordable housing will NOT be built in Bellevue. It must be removed from the LUCA if you are sincere about encouraging affordable housing in Bellevue.

The \$150,000 per unit fee is a no-brainer for developers, allowing them to build market-rate housing that will sell for much more than \$150,000 over affordable housing. The fee will simply be budgeted into every project and passed on to the buyer. It will raise the cost of the extra units while denying the city of affordable housing.

Please eliminate this hypocritical provision.

Thank you,  
Curtis Allred  
13609 SE 43rd Pl

## Nesse, Katherine

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**From:** Parmacek (US), Brett <Brett.Parmacek@boeing.com>  
**Sent:** Friday, June 6, 2025 10:14 AM  
**Cc:** Parmacek (US), Brett  
**Subject:** Need your support. We need to let City Hall know that we oppose the Bellevue City version of Middle Housing Code Amendments and want limitations or rules implemented.  
**Attachments:** Letter to COB Mayor.pdf; MH\_Questions.docx; Dear City Council Members letter 5-9-25.pdf; WilburtonOpposeLetterToCC.pdf; Hello Bellevue Council members and Mayor 5-13-25.pdf; Ideas send to Mayor and City Council 5-13-25.pdf  
**Importance:** High  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Hi Everyone,

Below is an email that Pooja (a neighbor) sent to the Bellevue City Council expressing her concerns for the Middle Housing Amendments. The Points she makes are really great. Please review and send your own letter to the council today. **Please also show up at the Bellevue City Council meeting on Tuesday the 10<sup>th</sup> at 6pm.** [Link](#) We need to all be there to show the Council that we as home owners are very concerned. They seem to think that the city did a good job letting their constituents know about this upcoming change. I only found about this in early April and got engaged. This has been a 2 year project for the city and we are behind. I have included several other emails that have been sent, and documents that outline the issues and the suggestions that have been made. Again, please send your thoughts to the Council. The Council and Mayors contact info is below.

Please include me on any response to the Council and I will resend to a BCC'd list of other people (over 200) who are concerned.

**Your email or name will not be shared unless you give me permission.**

### **Bellevue Council and Mayor email addresses**

Council Inquiry [council-inquiry@bellevuewa.gov](mailto:council-inquiry@bellevuewa.gov); Council Emails [Council@bellevuewa.gov](mailto:Council@bellevuewa.gov); Mayor Lynn Robinson [lrobinson@bellevuewa.gov](mailto:lrobinson@bellevuewa.gov); Deputy Mayor Mo Malakoutian [Mmalakoutian@bellevuewa.gov](mailto:Mmalakoutian@bellevuewa.gov); Vishal Bhargava [VBhargava@bellevuewa.gov](mailto:VBhargava@bellevuewa.gov); Conrad Lee [clee@bellevuewa.gov](mailto:clee@bellevuewa.gov); Councilmember Jared Nieuwenhuis [jnieuwenhuis@bellevuewa.gov](mailto:jnieuwenhuis@bellevuewa.gov); [csumadiwirya@bellevuewa.gov](mailto:csumadiwirya@bellevuewa.gov); ,  
"dhamilton@bellevuewa.gov; "City of Bellevue" <[bellevuewa@public.govdelivery.com](mailto:bellevuewa@public.govdelivery.com)>; "Sumadiwirya, Claire" <[csumadiwirya@bellevuewa.gov](mailto:csumadiwirya@bellevuewa.gov)>

### **State Representatives and our Senators. limitations**

#### **48<sup>th</sup> Legislative District (Includes Majority of Bellevue)**

Vandana Slatter [vandana.slatter@leg.wa.gov](mailto:vandana.slatter@leg.wa.gov); Amy Walen [phoebe.greening@leg.wa.gov](mailto:phoebe.greening@leg.wa.gov); **Osman Salahuddin** [osalahuddin@redmond.gov](mailto:osalahuddin@redmond.gov);

#### **41st legislative district (South Bellevue)**

Lisa Wellman [lisa.wellman@leg.wa.gov](mailto:lisa.wellman@leg.wa.gov); Janice Zahn [janicezahn8@gmail.com](mailto:janicezahn8@gmail.com); My-Linh Tha [my-linh.thai@leg.wa.gov](mailto:my-linh.thai@leg.wa.gov);

#### **State Senators**

Maria Cantwell [maria@cantwell.senate.gov](mailto:maria@cantwell.senate.gov); Patty Murry [senator\\_murray@murray.senate.gov](mailto:senator_murray@murray.senate.gov);

Please make your voices heard and show up on Tuesday to the Bellevue City Council meeting in Bellevue at City Hall (450 110th Avenue NE) at 6pm. [Link](#)

Thank you,

**Brett Parmacek –  
Rockwood/Lancaster Neighborhoods**

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**From:** Pooja

**Sent:** Thursday, June 05, 2025 8:51 PM

**To:** council-inquiry@bellevuewa.gov; Council@bellevuewa.gov; lrobinson@bellevuewa.gov; Mmalakoutian@bellevuewa.gov; VBhargava@bellevuewa.gov; cleee@bellevuewa.gov; jnieuwenhuis@bellevuewa.gov; csumadiwiry@bellevuewa.gov; bellevuewa@public.govdelivery.com

**Subject:** [EXTERNAL] Strong Opposition to Middle Housing Code Amendments

EXT email: be mindful of links/attachments.

Dear Bellevue City Council Members,

My name is Pooja Tripathi, a proud resident of Bellevue since 2015.

I'm writing as a concerned homeowner in the Rockwood neighborhood to strongly oppose the proposed Middle Housing Code Amendments. These changes may be well-intentioned, but they come at the cost of the very character, safety, and infrastructure that drew families like mine to Bellevue in the first place.

After living in Redmond, Seattle, and Bellevue, we seriously considered Kirkland—known for its walkability and modern developments—when buying our home. But we ultimately chose to pay a premium to live in Bellevue—not just for its central location, but for its quiet neighborhoods, strong planning values, top-ranked schools, and balanced community feel. We made a long-term investment in this city, believing its leadership would protect what makes it unique.

I am alarmed that the proposed amendments—allowing up to six units on a single lot—are being considered without adequately addressing:

## 1. Infrastructure Strain

Bellevue is already experiencing infrastructure stress:

- Traffic congestion has risen significantly. According to the City of Bellevue's 2023 Mobility Report, vehicle delay at key intersections increased 19% from pre-pandemic levels. Additional density without corresponding transportation upgrades will worsen commute times and safety.
- Bellevue School District enrollment has declined over 12% since 2019, and several schools are under review for consolidation. Yet, there is no clear roadmap for how increased density will align with school capacity and quality.
- Aging utility infrastructure, particularly sewer and stormwater systems in established neighborhoods like Rockwood, is not equipped to handle multi-unit loads.

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## 2. Loss of Neighborhood Stability

The Rockwood area is a peaceful, family-oriented community. Middle housing, as proposed, will:

- Lead to more rental turnover and less long-term investment in the neighborhood.
- Create parking shortages on streets not designed for multi-unit households.
- Increase traffic near parks, schools, and intersections without clear plans for mitigation.

This is not NIMBYism—it's about preserving the stability and safety that our neighborhoods were built on.

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## 3. No Proven Link to Affordability

Evidence from other cities shows that blanket upzoning does not reliably lead to affordable housing:

- In Portland, after similar zoning changes, a 2023 study found that 90% of new middle housing units were priced at or above market rate.
- Minneapolis' 2040 Plan, though ambitious, saw a slower-than-expected impact on affordability—with developers preferring to build luxury townhomes and duplexes over affordable options.

Middle housing may increase supply, but not necessarily affordability for working families. Developers will maximize profit unless clear affordability incentives and enforcement mechanisms are built in.

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## 4. Community Voice Being Overlooked

This proposal feels top-down and rushed. As a taxpayer and parent who chose Bellevue for its thoughtful planning, I am disappointed in the lack of authentic engagement.

- Why haven't we seen pilot projects in high-transit areas before a citywide policy change?
- Why not focus density around light rail stations, TOD zones, and underutilized commercial areas rather than force it indiscriminately into all neighborhoods?

Bellevue has a reputation for smart, forward-thinking governance. Let's not lose that by blindly following trends from other cities without learning from their mistakes.

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Bellevue doesn't need to compromise its identity to grow. Growth can be **intentional, well-planned, and community-supported**. I urge the Council to **pause and reevaluate this approach**—to consider alternatives that prioritize infrastructure, affordability, and true neighborhood input.

Please stand with residents who love this city and want to see it thrive—sustainably and wisely.

Sincerely,



Pooja

Rockwood Neighborhood, Bellevue

My name is Laurie Wilke and my husband Gary and I live in the Rockwood/Lancaster neighborhood. We appreciate your personal response to the neighborhood email which was sent to the City Council on 5/9. We were also encouraged to hear you, Mr. Lee, and Mr. Bhargava ask hard questions on Tuesday. You were clear about specifics for Staff to analyze and report on prior to the Council moving forward with a decision. We listened as you acknowledged having said many things, and you asked Staff if they needed an email from you and Mr. Bargava. They responded that they were confident in their “fast notes” and didn’t need additional emails.

Thus, we were stunned to hear from our neighbor, Brett Parmecek, following his attendance at Wednesday’s Planning Commission “Study Session”. Before continuing, I’d like to give you a bit of background. I first moved to Bellevue, from Seattle, in 1978. In the ensuing years, I’ve owned homes in three different Bellevue neighborhoods before settling, 27 years ago, into our current neighborhood. When Gary and I married 17 years ago he sold his home in Mill Creek and became a part of our vibrant neighborhood. I’ve appreciated and *trusted* the thoughtful and well-planned manner by which our City has undergone the transformation from suburb to Major City. Until this time, I’ve never worried about decisions being made by the City because overall, I was so satisfied. I ran my business from a Bellevue office for 28 years, and am an active volunteer in the community. March (‘25) was the first time I’d even heard or read anything about the Proposed LUCA. The April 9th Planning Commission Public Hearing marked the *first time in 47 years* that I got involved in Bellevue politics.

With that background, please also hear how overwhelming it is to try and get transparent answers from the City. My naïveté led me to be encouraged as I listened to the Council meeting Tuesday. You indicated that you don’t want to see a “broad brush” approach. That you’d like to see the City approve a plan that incorporates State minimums by July. Thereby allowing time for testing and learning using performance parameters. This data will guide more strategically expanded development going forward. We totally agree with the approach you suggested. We’re particularly concerned that the number of homes impacted

within a 1/2 mile (rather than 1/4 mile) of transit is *quadruple* the State requirement! Yet, the very next night, at the Planning Committee meeting, Dr. Kate Nesse responded to our neighbor Brett, and he sent neighbors the following message:

Kate responded that it is already decided. "The Planning commission has already made their choice and presented it to the Council." After the meeting I walked out with Mo and I told him that I was looking forward to the Commission getting back to the council with the questions the council had asked the day before. Mo looked at me and said he doubted if they would.

Perhaps due to our inexperience in City matters, we don't understand the CoB process. Is that how it works? Are we supposed to appreciate all of their hard work and can ask for further analysis and clarification. They nod their heads and say the right words, and then City **Staff** will basically downplay citizen concerns and the further analysis that our **elected Mayor** and **Council** ask for? Perhaps they're assuming they can shuffle some existing research around and re-present that back to the Council?

Tuesday night you shared that, in the eleven years that you have been on the City Council, this is one of the biggest decisions you've ever made. We're currently in CA visiting family but would appreciate an opportunity to have a phone conference. Is that possible?

Respectfully,  
Laurie & Gary Wilke  
1001 141st Pl. NE  
(425)444-8018

Sent from my iPad

Sent Fri 5/9/2025 12:04 PM to Council and over concerned Bellevue Residents.

Dear City Council Members,

Upfront, we would ask that you read our letter with the understanding that we are just ordinary residents with no ties to Developers or any of the Special Interest Groups. Developers seek greater profit. They have unlikely supporters from the non-profit realm who hold a misplaced belief that increased density will result in affordable housing. Even cursory financial analysis demonstrates how unrealistic this is. We understand that the City of Bellevue (referred to as City going forward) must respond to the ambitious Washington State Mandates. However, we see no need to exceed State requirements since it will not result in Affordable Housing, and it will place excessive strain on our existing infrastructure.

As we listened to the April 23<sup>rd</sup> Planning Commissions' deliberations, we appreciated hearing Vice-Chair, Ms. Khanloo, state "This is not affordable housing!" The Commission acknowledged that as of November 2024, the cost for a 500 square foot studio in Bellevue was \$500,000. With prices continuing to rise, how can construction of even that size unit be affordable? Ms. Ferris conceded that although it won't be affordable housing, at least there will be more housing.

We've all heard from many people who, currently "can't afford to live in Bellevue but want to raise their family here". In community discussion, the hope was expressed that if the inventory of new houses increases then "supply & demand dynamics" would work to make housing more affordable. Yet can anyone name a recent time when dynamics of supply & demand in homes in Bellevue resulted in a reduction in price per square foot?

We do understand the need and mandate for additional housing. What we are asking the Council to consider is a phased approach that allows adequate time to integrate City Departments and utilities for deployment of necessary infrastructure updates to support the proposed growth. There are still many unknowns. It is fortunate that Mr. Bhargava is now a part of the Council. Our transcription of his remarks highlights our greatest concerns and frustration if this moves ahead without more planning.

Mr. Bhargava stated: "This is a large-scale densification of Bellevue. However, we apply it, and however we do the magic of making sure it's very thoughtful and lightening for the structure that the city has for water, sewer.... think of any infrastructure component required for densification of the city. Is the city confident and do we have a clear, thoughtful approach to make sure that it's not going to become a bottleneck in any way as this starts to execute? And that's not a here and now snapshot, because just like everything, infrastructure evolves as well. Is there a plan...?"

Kirsten Mandt replied. At the conclusion of her answer, Mr. Bhargava's response was "So, not convincing the way you framed it right now..." That is our response as well!

The Middle Housing proposal recommendation that you are deciding on has the potential to impact all of us in significant ways. We hope that the City doesn't begin the process in a manner that jeopardizes the existing unique and diverse neighborhoods

Sent Fri 5/9/2025 12:04 PM to Council and over concerned Bellevue Residents.

that include mature trees and people (i.e. retired folks on fixed incomes) by making mistakes that cannot be undone or that result in unnecessary litigation.

As lay people, we don't have the knowledge or background to speak about our concerns in any sort of "polished" manner. However, our hope is that through this document, and the attached list of additional questions, we have outlined concerns which are common to many in the "silent majority". It's notable that they are silent because of the minimal "outreach" which City Staff conducted. A slide from 4/23 Study Session indicated that there were only six Public Information Sessions. There was additional outreach to Developers, Special Interest groups, and stakeholders that desire maximum density. We first learned of the development of the proposal in front of you in March 2025. The only reason we even knew to begin investigating the implications of it was via a Nextdoor post.

In closing, we want to state that we fully support densification. Yet efficient implementation of a new plan requires solid information, not a "wait and see" approach to infrastructure. We implore you to make certain that there are sufficient communication, data, resources, processes, procedures, personnel, accountability and enforcement measures in place that can be tested in prioritized phases.

We have attached a list of questions yet to be answered that the City must answer prior to moving forward with broader plan. We will participate in the May 13<sup>th</sup> council meeting.

Respectfully,

A growing number of neighbors in the Lancaster Plat are listed below. The boundaries of our neighborhood are NE 8<sup>th</sup>, 140<sup>th</sup>, Bel-Red Road, and 148<sup>th</sup>.

Brett and Victoria Parmacek, Laurie and Gary Wilke, Pat and Kerrie Murphy, Rich and Irene Matthies, Anthony and Jenni Harkishnani, Amber and Raymond Lee, John and Michelle Kaplan, Bruce and Shulan Trinh, Murali and NAGA Mungeti, Andrea and Yumiko Orimoto.....

Thank you

**Brett Parmacek**

***Lancaster/Rockwood Neighborhoods***

Hello Bellevue Council members and Mayor,

Thank you for allowing me to speak last night at the Council meeting on the LUCA for Bellevue. I have attached the document that I summarized during my time at the podium. It has much more detail and some suggestions. This was a neighborhood effort and not just the voice of one individual.

Bottom line

**We are not against Density. What we are asking that this is done in a measured and thoughtful approach.**

We fully support Mr. Bhargava's request for specific performance parameters to define real traffic, real infrastructure, real environmental concerns, and real Tree Canopy impacts. These should be written and then used to evaluate development in an "initial phase" of an amended LUCA. We concur with his analysis that implementing a more aggressive plan than the State is requiring leads to more risk that potentially can't be walked back. Mr. Lee suggested that Wilburton would be a good opportunity for a "pilot program". We agree with his idea to "try it there". We also applaud Mayor Robinson's suggestion that the individual characteristics of different neighborhoods should be considered as implementation takes place.

Assertions were made several times last night praising the previous "outreach" to the community. Never mentioned is that, to our knowledge, there was ZERO targeted outreach to existing single family NEIGHBORHOODS. Only three of the six "outreach sessions" were specifically for Middle Housing (the other three occurred during the Comp Plan update) and attendance at each was noted as comprising as many as 50 people. Much of the "outreach" was to members of the Bellevue Strategy 2044 Team. The only organized media reporting was from The Urbanist. We ask the City Council to inquire as to which Neighborhood Groups or HOA's were contacted. Multiple reference was also made last night regarding "overall positive community consensus" at the 4/23 PC meeting. Yet, most of us who are not frequent community activists (but will definitely be negatively impacted if the current Proposal goes through immediately) were unaware that there would be an opportunity to provide additional feedback on 4/23. As it was, there were only 16 eligible community speakers. Six of them were opposed to the Plan. We do not know how many of those in favor are residents of Bellevue. The April 9th Public Hearing had significantly more speakers and the majority did not support the Proposal.

Many of my neighbors and many of the people in the room last night are feeling that it is just a formality and that you all will most likely vote and adopt the commissions recommended plan by June-30th. Many feel that our council appears to be placating a small resistance opinion of those whom are writing or calling and asking additional questions. I am pretty sure we are not a small resistance. It is a growing resistance to how this plan will be implemented. There is growing resistance to how this plan will be

implemented. It was unfortunate that the Staff did not stay for the open discussion that followed the Q&A session during the Cherry Crest Community meeting. There are many unanswered questions. We desire a strategy that is shared with existing Neighborhoods. Let's implement the State's Minimum Mandate as Mayor Robinson suggested last night. As that progresses, additional phasing to build out Bellevue in a more planned and unhurried way can proceed.

There is growing resistance to how this plan will be implemented. It was unfortunate that the Staff did not stay for the open discussion that followed the Q&A session during the Cherry Crest Community meeting. There are many unanswered questions. We desire a strategy that is shared with existing Neighborhoods. Let's implement the State's Minimum Mandate as Mayor Robinson suggested last night. As that progresses, additional phasing to build out Bellevue in a more planned and unhurried way can proceed.

Three of you; (Mayor) Lynn Robinson, Conrad Lee (Member) and Bhargava (Member) asked the Planning Committee to come back with answers to numerous questions for review at the next Council meeting. We assume that Ms. Sumadiwiryia and Mr. Nieuwenhuis will also want to be de-briefed.

**We propose three additional suggestions for your consideration:**

**Prioritize Middle Housing at the entrances to Neighborhoods before moving them to the middle of a neighborhood.** If Middle housing is built closer to the Main roads (entrances and exits) there will be better walk-ability to transit, CoB would be able to evaluate to see if it works, understand the challenges, then implement any new rules for further expansion.

Example – In Chevy Chase Neighborhood you could allow Multi units to be built within the first 3 lots, on both sides, of the entrance to the neighborhood. These lots would be closest to 148th Ave. Instead of a “puzzle pieced” development, this would allow the interior character of the neighborhood to be maintained, interior traffic minimized, and still allow for increased density for that neighborhood.

**Put in restrictions for Neighborhood's such that Middle Housing aligns with the character of a neighborhood.**

Example - Maintain a minimum setback that match those of the Neighborhood and set a maximum building height of 30 feet (the current limit for lots with an R-20 designation). Front set-backs should be 20 feet. This restriction integrates better with existing front yard setbacks for SFR and should not include the sidewalk easement. Therefore, this would allow the neighborhood to maintain what makes it unique (Sidewalks, greenery and charm) and does not create unattractive complexes that “overwhelm” the surrounding houses. Thankfully, Mayor Robinson brought up the issue of cottages last night. We were surprised to learn that the cute cottages pictured in the Proposal are not representative of the potential 3 story monoliths that could be built!

**Review each neighborhood independently before approving the LUCA for all of Bellevue.**

As noted in an email sent to Council earlier this week, our Rockwood/Lancaster neighborhood is a prime example of a residential neighborhood that already sits within an existing multi-use area and Transition Zone. Mix-Use Neighborhoods like ours should be a low priority for future density efforts. The “Bel-Red Look Forward” District, is @1/8 mile from our neighborhoods’ northern entrance on 140th. 148th Ave NE runs along our eastern border. Stevenson Elementary, commercial office buildings, a new Memory Care residential community, a church, and a gas station comprise our south border. Our western border is 140h Ave NE which is comprised of office buildings, duplexes, and multiple apartment complexes which include subsidized housing. Please review other neighborhoods that are surrounded by density such as ours. Although we don’t have a “District” name, when viewed as a “large rectangle” bordered by four major thoroughfares we are already compliant with State mandates. We are also already experiencing major traffic disruptions due to the on-going development (that is still in the beginning stage) in the Spring District.

Much of this letter is common sense from the point of view of those of us that live in, and love these neighborhoods. We hope that you can join us in finding a more strategic plan to implement the growth of Bellevue in a manner that keep Bellevue the “Place to live”.

Thank you,

On Behalf of the members of the Rockwood/Lancaster Neighborhood

***The Neighborhood committee for Rockwood Lancaster.***

***Neighbors BCC’d, but have been encouraged to respond with thoughtful dialog.***



## Wilburton Community Association Board Opposition to Bellevue's Draft Middle Housing Code Amendments

Dear City Council Members:

The Wilburton Community Association board members, along with 27 residents who signed our online petition at <https://www.wilburton.org/> oppose Bellevue's current draft Middle Housing Code Amendments. We urge the council to direct staff to restrict the code amendments to only meet state law.

The Draft Code Amendments go far beyond what is required by HB1110 and HB1337. They increase the height of flat roof buildings by 8 feet, essentially adding another story to the structure. They allow additional units per lot that aren't called for. They decrease setbacks and increase lot coverage. And they remove on-site parking requirements that will clog our residential streets—residential streets that have no sidewalks. All of these changes will do irrevocable damage to the neighborhood we love.

A huge number of additional housing units are already coming to Bellevue. Projects such as Pinnacle, Wilburton TOD, and Crossroads will add tens of thousands of additional housing units. The Wilburton TOD FEIS provides capacity for 14,800 units alone. All of these will soon be coming to Bellevue. The Bellevue housing target specified by King County, 35,000 by 2044, is more than satisfied by Bellevue's current housing capacity. Why must Bellevue radically change its single-family neighborhoods? Neighborhoods that have traditionally been Bellevue's heart and soul.

Please do not do this to our neighborhoods. The Wilburton Community Association Board urges you to modify Bellevue's residential code only as required to meet state law.

Wilburton Community Association Board of Directors

David Cagle, President  
LeeAnn Guidotti, Vice-President  
Jim Duong, Treasurer  
Phyllis White  
Dan Renn  
John Wu  
Pearl Nardella

Dear Mayor and City Council,

We are residents of “Rockwood/Lancaster” neighborhood. Coincidentally, our neighborhood was used as an example in the Planning Commission Presentations (slide attached).

Our goal is to provide changes per the “bullets” below:

- **Deploy a “phased implementation plan”.** Some residential neighborhoods sit within existing multi-use areas, in Transition Zones, or near Mix-Use Urban Centers such as the Spring District and the forthcoming Wilburton District. These should be a low (high) priority for the implementation of the Proposed Codes. Our neighborhood is an excellent example of this. The recently named “Bel-Red Look Forward” District is @1/8 mile from our neighborhood’s northern boundary. 148 th Ave NE runs along our eastern border. Stevenson Elementary, commercial office buildings, a new Memory Care residential community, a church, and a gas station comprise our south border. Our western border is 140h Ave NE which is comprised of office buildings, duplexes, and multiple apartment complexes which include subsidized housing.
- **Implement the State Plan first.** Start with density of six units/lot within ¼ mile walking distance from major transit (per HB1110) rather than the proposed 1/2 mile for the right to build 6 units in residential neighborhoods. Per the Bellevue Plan, neighborhoods that are within 1/2 mile of major transit will have zero off-street parking requirements under the new mandate. Garbage trucks already have difficulty navigating in numerous neighborhoods due to congested street parking and tight radius cul-de-sacs. If a single home is replaced with a six-plex that has no on-site parking, there likely will be additional ramifications for the residents, Fire Trucks and Emergency Vehicles.
- **Maintain a minimum setback of 20 feet and maximum building height of 30 feet** (the current limit for lots with an R-20 designation). This integrates better with existing front yard setbacks for SFR and does not include the sidewalk easement. Therefore, aligns teardowns/re-development with existing structures.
- **Do Infrastructure studies of each neighborhood.** Without infrastructure impact studies, the LUCA should note actual implementation of the plan may require revision. Does not make sense to build before we know if the lot can support the change.
- **Traffic studies a must.** As an example, for our Rockwood Lancaster neighborhood, there are only 2 Entrance/Exits to the neighborhood. These Entrances/Exits are on 140th Ave and 148th Ave, which are very busy roads. Even now getting out of the neighborhood is a challenge during rush hours, but with more density it will be even more difficult. The Chevy Chase Neighborhood has only one Entrance and Exit onto 148th and there they can only turn right onto 148th. We need to make sure that when we add density to an already established area, we look at how the traffic for the neighborhood will be affected and what projects would be needed to make it work. New Traffic Lights, Widening of the streets, and infrastructure changes.
- **Develop a plan for established existing established neighborhoods.** Reduce the unit density to 2 units where the neighborhood is all already Single-Family Homes (SFH). This allows Density growth without impacting Traffic, Infrastructure, or character of the neighborhood. But it does create density. This could be done with SFH lots adding a DADO, ADU or Apt on the property. By limiting the number of Units in established Neighborhoods where multiple units can reside will help keep the character of the neighborhoods intact. One option is to also allow the building of these multi units closer to the Main roads (entrances and exits) to the neighborhoods. Example – In Chevy Chase Neighborhood you could allow Multi units to be built within the first 3 lots, on both sides, of the entrance to the neighborhood. These lots would be closest to the main road and in this case, it would be 148th Ave. This way the character of the neighborhood is not lost, and the density increases for that neighborhood.
- Look at current Density surrounding neighborhoods. Some neighborhoods are already surrounded by Apts, Condos, Businesses, Commercial and Townhouses like Rockwood. There are also current areas within these areas outside of the neighborhoods where more density can be created, and where it would have infrastructure already in place.
- On page 3 of the City of Bellevue Comprehensive Plan you say the following.

**“The diversity of Bellevue’s neighborhoods is a city treasure—the unique look and feel of each neighborhood depends on its location, history and natural and built environment.”**

[https://bellevuewa.gov/sites/default/files/media/pdf\\_document/2024/cdd-23-673-cp-neighborhoods\\_0.pdf](https://bellevuewa.gov/sites/default/files/media/pdf_document/2024/cdd-23-673-cp-neighborhoods_0.pdf)

Page 4 outlines the factors influencing the future of neighborhoods. **Let’s keep these neighborhoods unique.** Let’s find a way to do this with the least disruption to these “City Treasures”.

Page 6 **“Success will require balancing the needs of the whole city while avoiding a “one size fits all” approach to neighborhood planning that undermines neighborhood distinctiveness.”**

Page 7 **“The city understands that not every neighborhood-specific concern is a citywide issue: some matters are best approached at a neighborhood-area”**

- Affordable Housing is a nice idea but will not work in practice. Multiple developers have already weighed in on that in previous Council and Planning Commission meetings. The focus on Affordable Housing will not bear out to be true. It is a nice idea in practice there is a clear reality. As Bellevue grows, so will the prices. Developers are only building for profit and will not give any of that away. The fee that is charged to the city by the developer in lieu of building affordable housing is a pittance that every developer will rather pay to maximize their profit. Also, we need to remember that this plan is over a 20 year period. The prices you are thinking about today for Middle Housing will not stay affordable for long. If you look to the San Francisco Bay area, LA, or Portland where this has been attempted, you will find that it does not work. Again, great idea, but not something that will work here. The only way to have affordable housing is if the City or State buys the property, builds the units and then, Sells the units with covenants or rents them. I imagine the Affordable housing units will be coveted like the Rent Controlled apartments in New York. People will never leave those units and currently those units are passed down to family members.
- As a tongue and cheek comment, I want to live in affordable housing in Beverly Hills. Imagine the issues with placing several 6 plex’s in the middle of the Beverly Hills neighborhood to create density. What would that do to the neighborhood?

All we are asking for is thoughtful consideration of how and where these middle housing units can go within a neighborhood. A measured and careful approach will allow us to see impacts and make updates. Allowing **any** Single-Family Lot to be bought, cleared, and built upon, is a shotgun approach. It invites a mess that we will need to move backward on. Let’s move forward in steps. It allows us to test the process, validate what works and build out the best Bellevue we can.

Thank you for your consideration.

Respectfully,

Your Neighbors from the Rockwood, Lancaster Neighborhood

Neighborhood representatives

Brett and Victoria Parmacek, Pat and Karrie Murphy, Andrea and Yumiko Orimoto, Laurie and Gary Wilke, Mirali, and Naga, Munugeti, Amber and Ray Lee. Bruce and Shulan Trinh. Michelle and John Kaplan.....

Questions we have and request to know who will take the action.  
The City of Bellevue will be referred to as 'the City'.

- Are sidewalks required of new buildings under the high-density Middle Housing building codes?
- Street side setbacks of 15 are insufficient for driveway parking, therefore the question is does that include the sidewalk?
- How does the City plan to communicate the zoning changes for those neighborhoods & businesses affected within the ½ mile radius?
- Will the City post LAND USE CHANGE signs and require public comment periods prior to construction of Middle Housing?
- When does the Bellevue Fire Marshal access appropriate for fire engines and emergency vehicles, i.e., private drives, Cul-de-sac, etc. Will No Parking Fire Zone curbs be required near high density Middle Housing and within the neighborhoods?
- Will the City require traffic studies for those areas withing the ½ mile radius to determine mitigation requirements?
  - Many of these planned neighborhoods have only one egress & ingress,
  - For instance, current traffic on 140<sup>th</sup> and 148<sup>th</sup> backs up and blocks egress & ingress for the Landcaster Neighborhood.
- Considering numerous barriers to random building sites and resulting patch work costs. Has 'Pattern Planning' been seriously investigated where design options are pre-approved?
- If Middle Housing specifies minimal setbacks, sidewalks and service access (utilities, fire, mail, garbage & recycle). How does the City mitigate the resulting loss of pervious ground (surface water run-off) and canopy?

- Has the City coordinated with the garbage companies with respect to their routes in narrower streets and cul-de-sacs (because of street parking) and intermittent sidewalks?
- The transparency with respect to this broader planning has been lacking. How are you going to engage the communities affected by this sweeping change?
- Is a study going to be done for each ½ mile radius to validate where in each neighborhood where you are allowing multi housing can be built?
- Since PSE has not completed their feasibility study when will utility upgrades be coordinated between City departments and utilities; Sewer, Electrical, Street, Water, Sidewalks, Fire, Garbage, Traffic, Transit, Trees, etc.?
- Assuming City building codes follow this planning and then massive permitting. Current waiting periods are lengthily and considering 30k additional units on the horizon does the City plan to increase staffing?
- If this broad approach is adopted the result will favor a low hanging fruit patch work by developers. How will the City manage this long-term outcome such that our City looks like it was well thought out?
- Given the history of public transit serving a small portion of the population (reported to be constantly 5%). How will you manage parking growth in the neighborhoods where you are restricting parking to 0.25 cars per Middle Housing unit?

## Nesse, Katherine

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**From:** Lake Heights <lakeheights4101@gmail.com>  
**Sent:** Sunday, June 8, 2025 8:09 PM  
**To:** Council  
**Cc:** PlanningCommission; Goeppele, Craighton; Lee, Conrad; Bhargava, Vishal; Malakoutian, Mo; Robinson, Lynne  
**Subject:** Re: Middle Housing input  
**Attachments:** 25-0608 A150.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

You don't often get email from lakeheights4101@gmail.com. [Learn why this is important](#)

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

Dear Councilmembers,

Thank you for your time and feedback.

It was brought to my attention that there can be a perception that I'm trying to increase density.

Clarification: the (5) points below are not trying to increase density at all.

To be clear:

1) below: As agreed with many, we are following HB 1110 to turn (1) single-family house building into (4) middle housing units building (while keeping the building size about the same). The current Bellevue Land Use Code allows more than 1 house building per acre. So be it. No changes there. Turn however many house buildings there into middling housing units (while keeping the building size about the same) per HB 1110. Thus, the math is this: "Dwelling Units per Acre" multiply by the "Dwelling Units per Lot" for middle housing. Examples: 1 Dwelling Unit (or single-family building) per Acre X 4 Dwelling Units for middle housing per Lot = 4 Units total on a single lot (7,200 sf lots is common). 2 Dwelling Units (or single-family buildings) per Acre X 4 Dwelling Units for middle housing per Lot = 8 Units total on a double lot (14,400 sf lots exist). 3 Dwelling Units (or single-family buildings) per Acre X 4 Dwelling Units for middle housing per Lot = 12 Units total on a triple lot (21,600 sf lots exist). **Please do not force people to short plat, as the consequence of a short plat to still get 8 or 12 units will force people to demolish fine existing homes.** Please do **NOT** do that. Thanks!

2) below: In agreement with the Deputy Mayor and some Councilmembers, the building height calculation is to be measured from the original grade (not existing grade). Existing grades can be tricky; existing since when? Existing since yesterday after it's filled up? Please clarify that the building heights are to be measured from the **original grade (not existing grade)**, and that anything below the original grade (such as **existing parking and storage that were already excavated for**) is to be exempted from the **building height calculation**.

3) below: In agreement with the Deputy Mayor and some Councilmenbers, exempt "solar panels,

greenroof trays and / or vegetable planters, and guardrails” from the building height calculation can be an easy inclusion to the current Bellevue Land Use Code for clarification.

4) below: In agreement with the Deputy Mayor and some Councilmembers, to live horizontally is preferred. It is especially important for people with accessibility needs. Please keep the current maximum building heights proposed to 38'-0" as noted in the 05/13/2025 LUCA draft (as all agreed that there are not many differences between 35' to 38' tall buildings). 38' tall is needed for construction per Development Services according to the information received from the construction community. There was a difference of opinion about 3-stores vs 4-stores. The difference of opinion might be coming from 3-stores + slope roof vs 4-stores + flat roof (in which both are talking about the same thing: 38'-0" tall max). **Please keep 38' building height (roof slopes and number of stories included).** If people can build 4 horizontal flat units and prefer to live horizontally, let's please respect that. If people want to build 4 vertical units (3-stories with sloped roofs), let people live that way. However, please do not force people with one single option only to live vertically in 3 story buildings. We've seen this in Seattle. People dislike that. Those buildings with vertical living spaces are uncomfortable.

5) below: As we can see from the items above and below so far, design can be tricky and complicated in the big picture and down to its details. Therefore, it's important for designers and officials to meet and exceed the code; please specify that in the Land Use Code, just as it has done so in the Building Code.

The good feedback that I received from you so far was to read HB 1110, provide drawings for people to see and understand, challenge (not impossible) in the implementation, and the incorrect perception. I listened, responded, and found the LUCA sections for implementation; hopefully, my best effort in finding these LUCA sections can make implementation easier than before for the code writer(s).

Attached is the updated drawings for your reference. Thank you all so much!

Kind regards,

Howard Liu, Principal  
Office for Real Estate Development (ORED)  
<https://www.linkedin.com/in/howard-liu-66171828>  
06/08/2025

On Wed, May 28, 2025 at 7:30 PM Lake Heights <[lakeheights4101@gmail.com](mailto:lakeheights4101@gmail.com)> wrote:

Dear Councilmembers,

Thank you for your time.

Acknowledging the fact that we are fortunate enough to be living in the beautiful pacific northwest with hills and waters as our topography, and our care for the environment while thriving on growth and innovation in Bellevue and the region, below are my inputs for policy choices that Bellevue can win, (5) points total (with the updated drawing attached per your request) for Bellevue middle housing LUCA, reviewed in-person with Councilmember Lee as my point of contact to the Councilmembers, to be considerate of your valuable time:

1) In **20.20.010 (1)**, please clarify that the new “maximum total middle housing density unit counts per lot is to be: “Dwelling Units per Acre” (per Chart 20.20.010) (**compatible in scale, form, and character**

with single-family houses per HB 1110 Sec. 2) multiply by the “Dwelling Units per Lot” for middle housing (per Table 20.20.538.C.1) (affordability and environmental protection per HB 1110 Sec. 1 to address housing shortage),” so that the new “per lot” texts in Land Use Code Amendment (LUCA) is not more restive (following HB 1110 Sec. 3.6.b) than the “per acre” intent that’s currently in the Bellevue Land Use Code.

2) In 20.20.390.B.1 (1), similar to the Floor Area Ratio (FAR) noted, please clarify that the: “existing on-site parking and unheated storage space below original grade is to be exempt from the building height calculation” to address housing shortage and enhanced quality of life per HB 1110 Sec. 1.

3) In 20.50.012 B definitions (Building Height – Single-Family and Middle Housing), similar to the chimneys, antennas, vent stacks, and flag poles exceptions noted, please exempt “solar panels, greenroof trays and / or vegetable planters, and guardrails” (for maintenance or outdoor activities) from building height measurement for environmental protection and enhanced quality of life per HB 1110 Sec. 1.

4) Please allow 4-stories stacked flat horizontal units (not 3-stories vertical units only, to force people to live vertically), as residents with accessibility issues need to access their living spaces freely horizontally without vertical stairs obstructions, and to maximize land use (1 stair, not 4 stairs footprints) to both address housing shortage and enhanced quality of life.

5) Please include this intent: "designers and officials are expected to meet or exceed these requirements (the Land Use Code) to ensure public health, safety, and welfare" in the Land Use Code, similar to what's in the 2021 Bellevue Building Code (IBC) 101.2, 104.11, and common professional practice and expectation (following HB 1110 Sec. 3.6.a).

The proposal noted above will provide more opportunities for people to live (as many of you already agreed), meeting the needs noted in HB 1110, while not changing the intended look and feel of the current Bellevue Land Use Code.

In the coming days, I'll be sure to reach out to you in-person to make sure that I communicated well, listen to your feedback, and provide solutions if needed with you.

Thank you for the possibility of implementing a few texts in the proposal for LUCA for big positive impacts, making affordability and environmental protection for growth via innovation into a reality!

Kind regards,

Howard Liu, Principal  
Office for Real Estate Development (ORED)  
<https://www.linkedin.com/in/howard-liu-66171828>  
05/28/2025

On Wed, May 14, 2025 at 9:13 AM Council Emails <[Council@bellevuewa.gov](mailto:Council@bellevuewa.gov)> wrote:

Dear Lake Heights,

Thank you for contacting the Bellevue City Council. This email is to confirm the Council has received your email and appreciates your engagement with leadership. Your email will be shared with key staff in the city working on



this issue.

Regards,



**Michelle Luce** (She/Her) | **Jacques Imperial** (She/Her)

Executive Assistants to City Council

425-452-7810 | [CouncilOffice@bellevuewa.gov](mailto:CouncilOffice@bellevuewa.gov) | BellevueWA.Gov

On Wed, May 14, 2025 at 9:12 AM Lake Heights <[lakeheights4101@gmail.com](mailto:lakeheights4101@gmail.com)> wrote:

Dear Mayor Robinson and Councilmembers,

Below are my input and the drawings in PDF attached per your request last night. Thank you so much!

Sorry that we ran out of time to resolve this code conflict between HB 1110 and Bellevue Land Use Code with Development Services and Planning Commission. Therefore, below is the input / issue that we hope to see resolution to meet both HB 1110 and Bellevue Land Use Code intent:

Can we please revise the proposed "per Lot" requirement in the upcoming Land Use Code Amendment (LUCA) to "per Acre" (current code, not more restrictive for density)?

Our understanding of HB 1110 is to create more homes to meet growing needs by increasing middle housing in single-family zones, while

- 1) to meet the affordability goals, and
  - 2) enhanced quality of life and environmental protection
- per HB 1110 Sec. 1,

compatible in scale, form, and character with single-family houses  
per HB 1110 Sec. 2, and

to not require more restrictive requirements than single-family residences  
per HB 1010 Sec. 3.

In the current proposed LUCA, Table 20.20.538.C.1 (development requirements for middle housing) calls for Dwelling Units "per Lot" following HB 1100 texts.

However, the current Bellevue Land Use Code, Chart 20.20.010 (dimensional requirements - residential) calls for Dwelling Units "per Acre" in the past and current for decades.

This new "per Lot" proposed requirement is more restrictive than the "per Acre" requirement in the current Land Use Code, not following HB 1110 Sec. 3.

Moreover, the "per Lot" requirement can force a double lot to short plat. Consequently, forcing fine existing building(s) to be demolished (wasting embodied energy and building materials in demolition and building new, and not affordable), not following HB 1110 Sec. 1 (item 1 and 2 noted above).

Attached PDF shows how we can double unit counts on a 14,400 SF double lot and preserve a fine existing home (meeting HB 1110 Sec. 1) (4 units on a lot, 8 units on a double lot, etc.).

Without keeping the current "per Acre" intent in the Bellevue Land Use Code, we are cutting back the living opportunity by 50% when a 14,400 SF double lot can provide 8 units (not just 4).

Thank you for your time and consideration. Please let me know if there are any questions so that we can be as helpful as possible to provide the best for Bellevue.

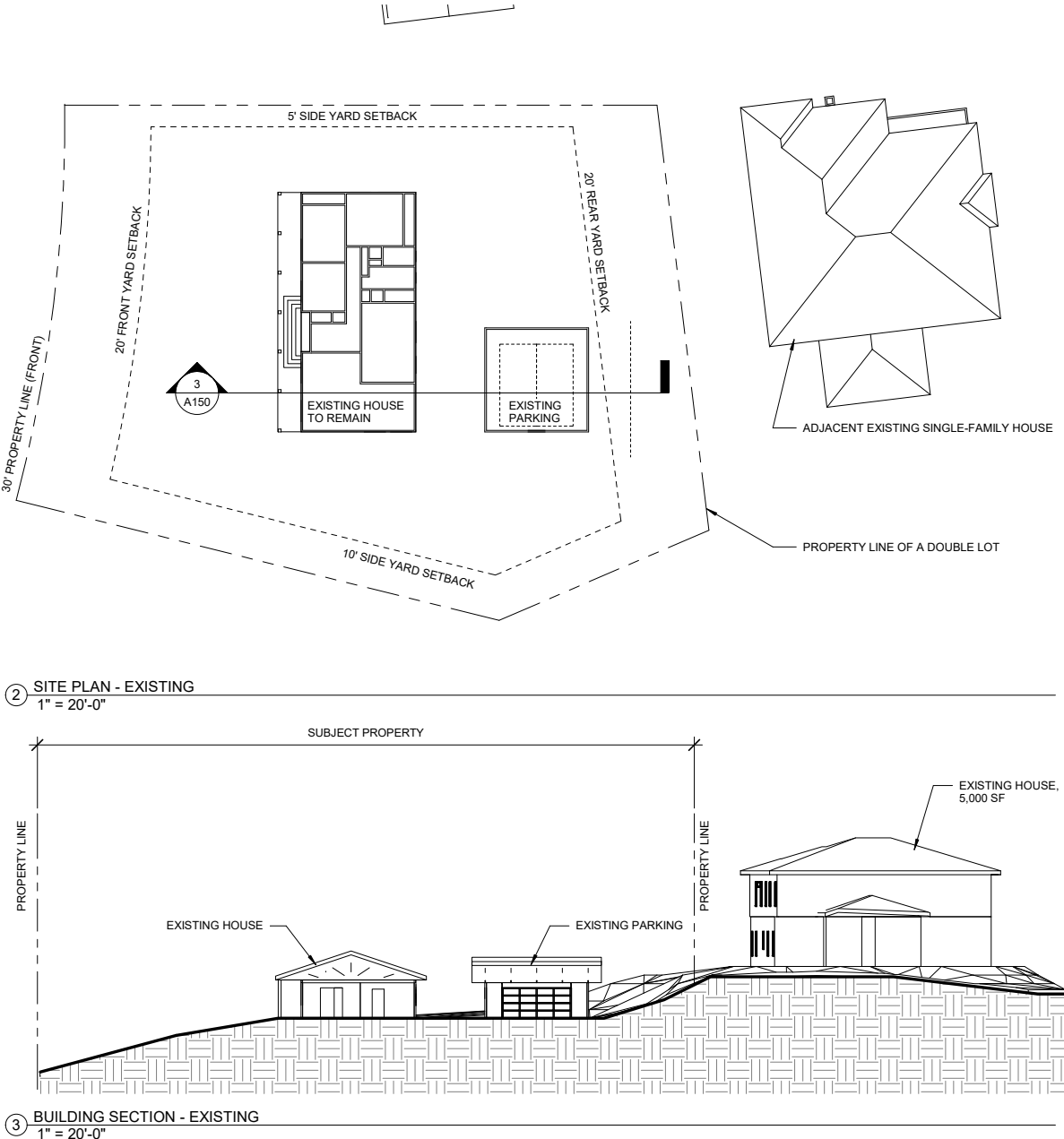
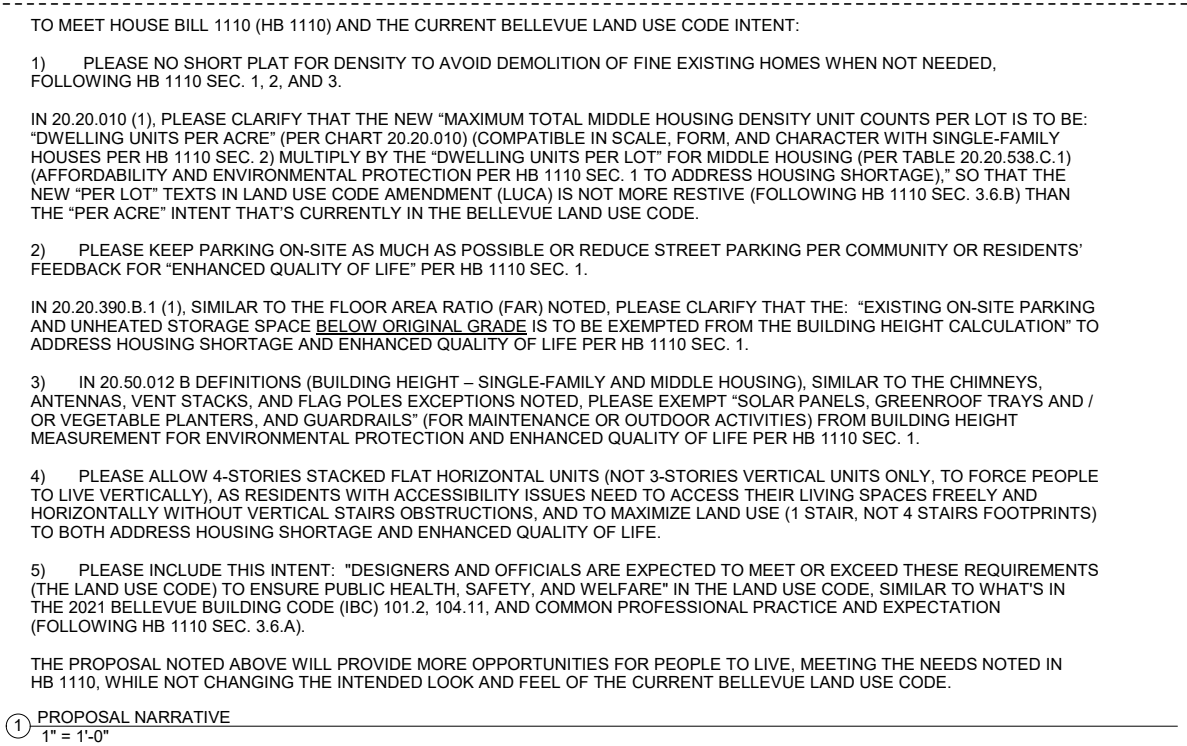
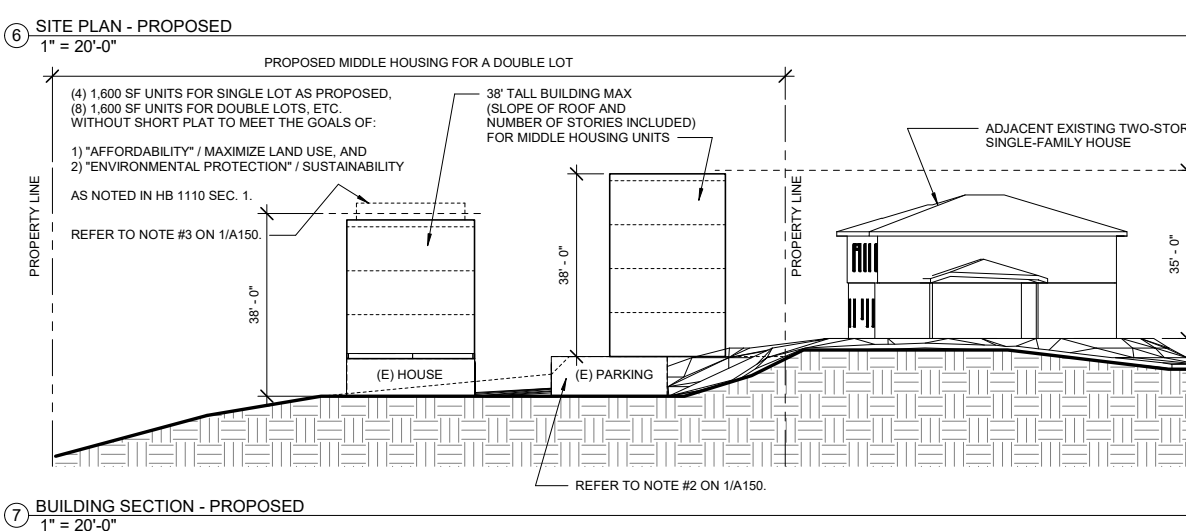
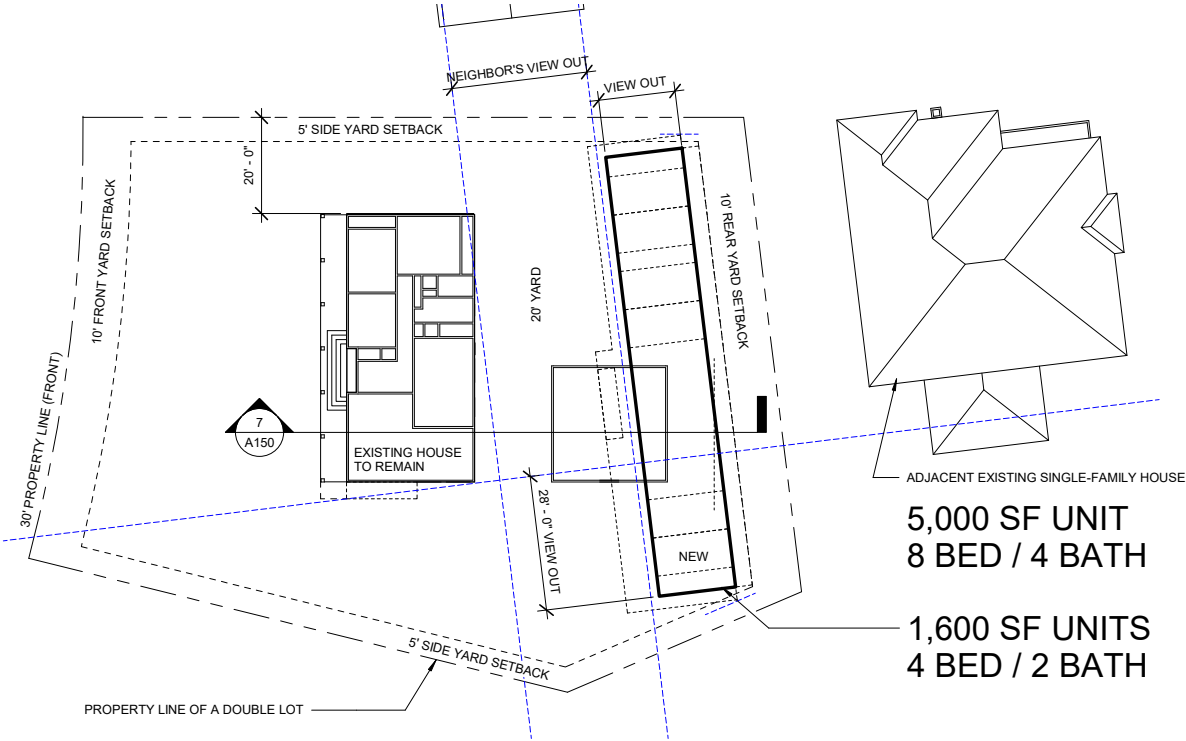
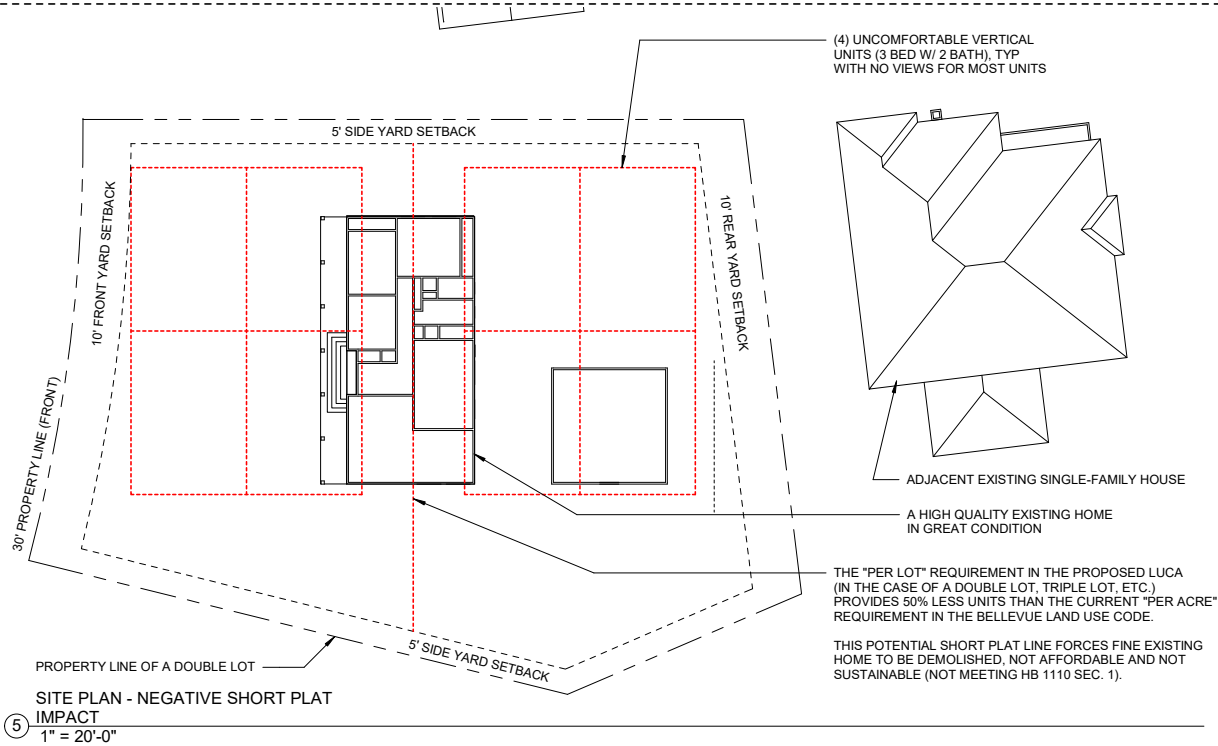
Kind regards,

Howard Liu, Principal

Office for Real Estate Development (ORED)

<https://www.linkedin.com/in/howard-liu-66171828>

6/8/2025 5:20:37 PM



TO MEET HOUSE BILL 1110 (HB 1110) AND THE CURRENT BELLEVUE LAND USE CODE INTENT:

- PLEASE NO SHORT PLAT FOR DENSITY TO AVOID DEMOLITION OF FINE EXISTING HOMES WHEN NOT NEEDED, FOLLOWING HB 1110 SEC. 1, 2, AND 3.
- PLEASE KEEP PARKING ON-SITE AS MUCH AS POSSIBLE OR REDUCE STREET PARKING PER COMMUNITY OR RESIDENTS' FEEDBACK FOR "ENHANCED QUALITY OF LIFE" PER HB 1110 SEC. 1.
- IN 20.20.390.B.1 (1), SIMILAR TO THE FLOOR AREA RATIO (FAR) NOTED, PLEASE CLARIFY THAT THE: "EXISTING ON-SITE PARKING AND UNHEATED STORAGE SPACE BELOW ORIGINAL GRADE IS TO BE EXEMPTED FROM THE BUILDING HEIGHT CALCULATION" TO ADDRESS HOUSING SHORTAGE AND ENHANCED QUALITY OF LIFE PER HB 1110 SEC. 1.
- IN 20.50.012 B DEFINITIONS (BUILDING HEIGHT – SINGLE-FAMILY AND MIDDLE HOUSING), SIMILAR TO THE CHIMNEYS, ANTENNAS, VENT STACKS, AND FLAG POLES EXCEPTIONS NOTED, PLEASE EXEMPT "SOLAR PANELS, GREENROOF TRAYS AND / OR VEGETABLE PLANTERS, AND GUARDRAILS" (FOR MAINTENANCE OR OUTDOOR ACTIVITIES) FROM BUILDING HEIGHT MEASUREMENT FOR ENVIRONMENTAL PROTECTION AND ENHANCED QUALITY OF LIFE PER HB 1110 SEC. 1.
- PLEASE ALLOW 4-STORIES STACKED FLAT HORIZONTAL UNITS (NOT 3-STORIES VERTICAL UNITS ONLY, TO FORCE PEOPLE TO LIVE VERTICALLY), AS RESIDENTS WITH ACCESSIBILITY ISSUES NEED TO ACCESS THEIR LIVING SPACES FREELY AND HORIZONTALLY WITHOUT VERTICAL STAIRS OBSTRUCTIONS, AND TO MAXIMIZE LAND USE (1 STAIR, NOT 4 STAIRS FOOTPRINTS) TO BOTH ADDRESS HOUSING SHORTAGE AND ENHANCED QUALITY OF LIFE.
- PLEASE INCLUDE THIS INTENT: "DESIGNERS AND OFFICIALS ARE EXPECTED TO MEET OR EXCEED THESE REQUIREMENTS (THE LAND USE CODE) TO ENSURE PUBLIC HEALTH, SAFETY, AND WELFARE" IN THE LAND USE CODE, SIMILAR TO WHAT'S IN THE 2021 BELLEVUE BUILDING CODE (IBC) 101.2, 104.11, AND COMMON PROFESSIONAL PRACTICE AND EXPECTATION (FOLLOWING HB 1110 SEC. 3.6.A).

THE PROPOSAL NOTED ABOVE WILL PROVIDE MORE OPPORTUNITIES FOR PEOPLE TO LIVE, MEETING THE NEEDS NOTED IN HB 1110, WHILE NOT CHANGING THE INTENDED LOOK AND FEEL OF THE CURRENT BELLEVUE LAND USE CODE.

**1 PROPOSAL NARRATIVE**  
1" = 1'-0"

ORED

Engineer Stamp

Revision

MIDDLE HOUSING PROPOSAL

BELLEVUE, WASHINGTON  
Sheet Title

SITE PLAN & BUILDING SECTION

Jurisdiction Approval Stamp

Current Issue Date: 08 JUN 2025  
ORED Job Number: 07-0809-LKJX  
Drawing Number

A150  
PRE-DESIGN

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## Nesse, Katherine

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**From:** Parmacek (US), Brett <Brett.Parmacek@boeing.com>  
**Sent:** Monday, June 9, 2025 6:49 AM  
**To:** Parmacek (US), Brett  
**Subject:** Bellevue Council meeting tomorrow. Your presence is needed. Show of strength.

**Importance:** High

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Hi Neighbors,

I wanted to forward on some good feedback and information pertaining to the Middle Housing issue we are working.

Before you read the forward emails below, please make plans to show up in person to Tuesday's Bellevue City Council meeting. It will be important for us to show our numbers. The goal is to get the Council to only approve the States Minimums for middle housing and hopefully review and put in place a phased rollout process where the city can validate projects with regard to traffic, Infrastructure, Permitting and Inspection. We need to make sure that we do things right. Correcting a mistake will be costly and could damage the "City in a Park" that Bellevue is. Remember, we are not against Middle Housing, we are for a planned, thoughtful and strategic rollout that makes Bellevue Better and does not destroy it.

Where:

City of Bellevue 450 110th Avenue NE Bellevue, WA 98004 – [Directions to City Hall Link](#)  
Council Chambers (1E-126)  
<https://bellevuewa.gov/>

When:

6pm.....Arrive at 5:30 to get a seat. Parking on site.

Agenda ([Agenda Link](#))

Middle Housing Planning Session – **Public's opportunity to participate.**

Recommended Land Use Code Amendment and the proposed Bellevue City Code Amendment revising the City's regulations in response to the passage of House Bills 1110 and 1337, requiring cities to expand housing options and densities in residential areas.

Please read the thread below and send to anyone in your neighborhood that would be interested or concerned.

Brett Parmacek

## Rockwood/Lancaster Neighborhoods

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**From:** [savebellevuenst@googlegroups.com](mailto:savebellevuenst@googlegroups.com) <[savebellevuenst@googlegroups.com](mailto:savebellevuenst@googlegroups.com)>

**Sent:** Saturday, June 7, 2025 9:51 AM

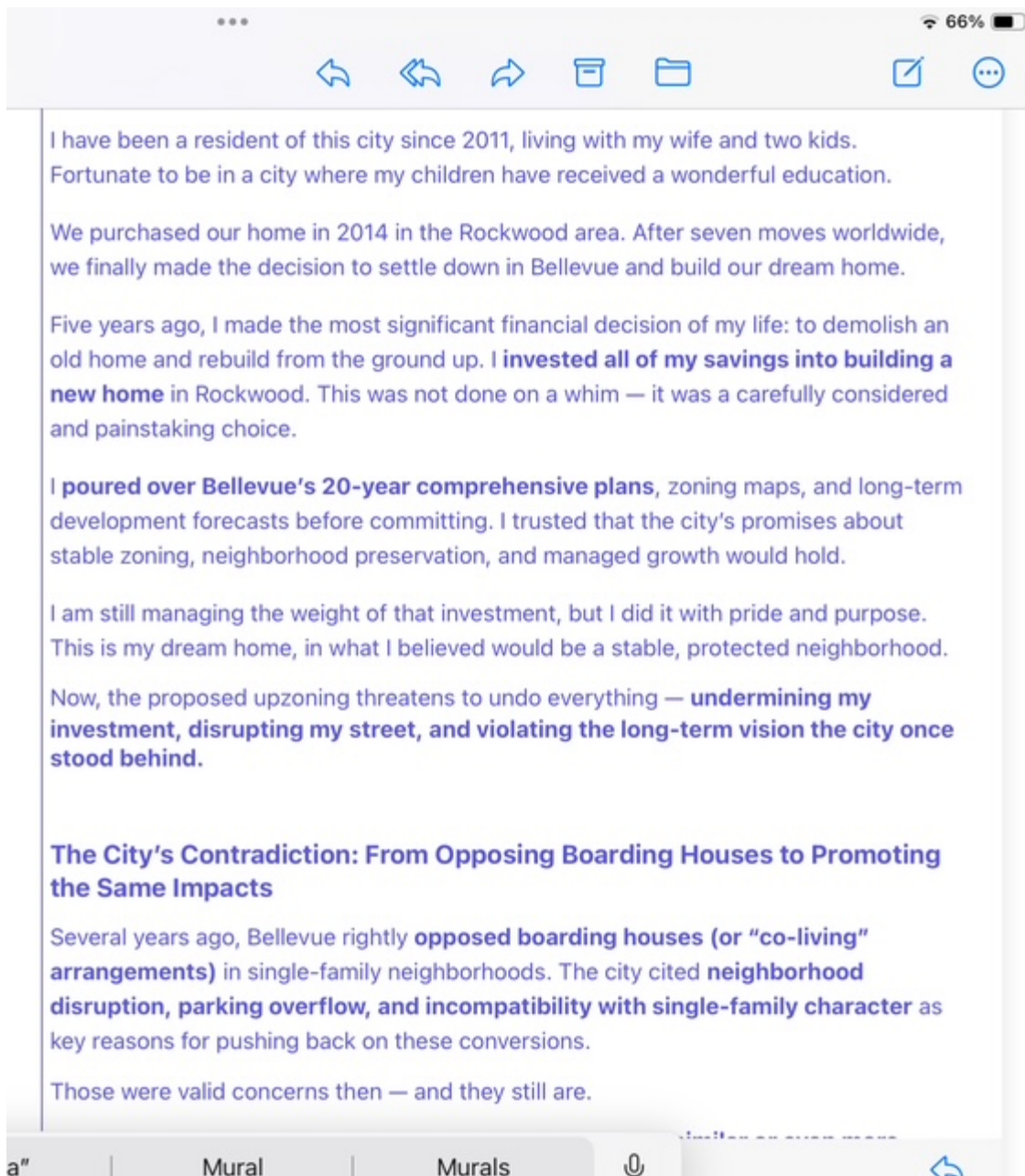
**To:** [SaveBellevueNST@googlegroups.com](mailto:SaveBellevueNST@googlegroups.com)

**Subject:** Re: Fresh Speaker suggestion. SBN: Another Community Engagement

On Thursday I forwarded Murali Munugeti's email to you. (Younger tech worker who really researched neighborhoods & City policy/history. They had to sacrifice "to live in home he's raising his family in"!)

He's never attended any of the LUCA/Council related meetings & wants to speak Tuesday. Brett & I are meeting with him to condense his thoughts to the most salient that fit within 3 minutes. If any of you have time to read the entire email please highlight what you feel is most powerful to speak to at this stage. (I'm also pasting a couple key sections)

He also mentions B-line from Rockwood doesn't help get to major workplaces (he works at Microsoft). To make that point he could quickly reference another house for sale in Rockwood. (I'm attaching the Zillow summary regarding access to transit)





2. **Establish clear success metrics:** How will we know this is working? Who is responsible if it fails?
3. **Honor the existing plan:** Residents like me made life decisions based on what the city promised. Those promises must matter.
4. **Update aging infrastructure before adding pressure:** Don't overburden already stressed systems.

### **Respect the Residents Who Trusted You**

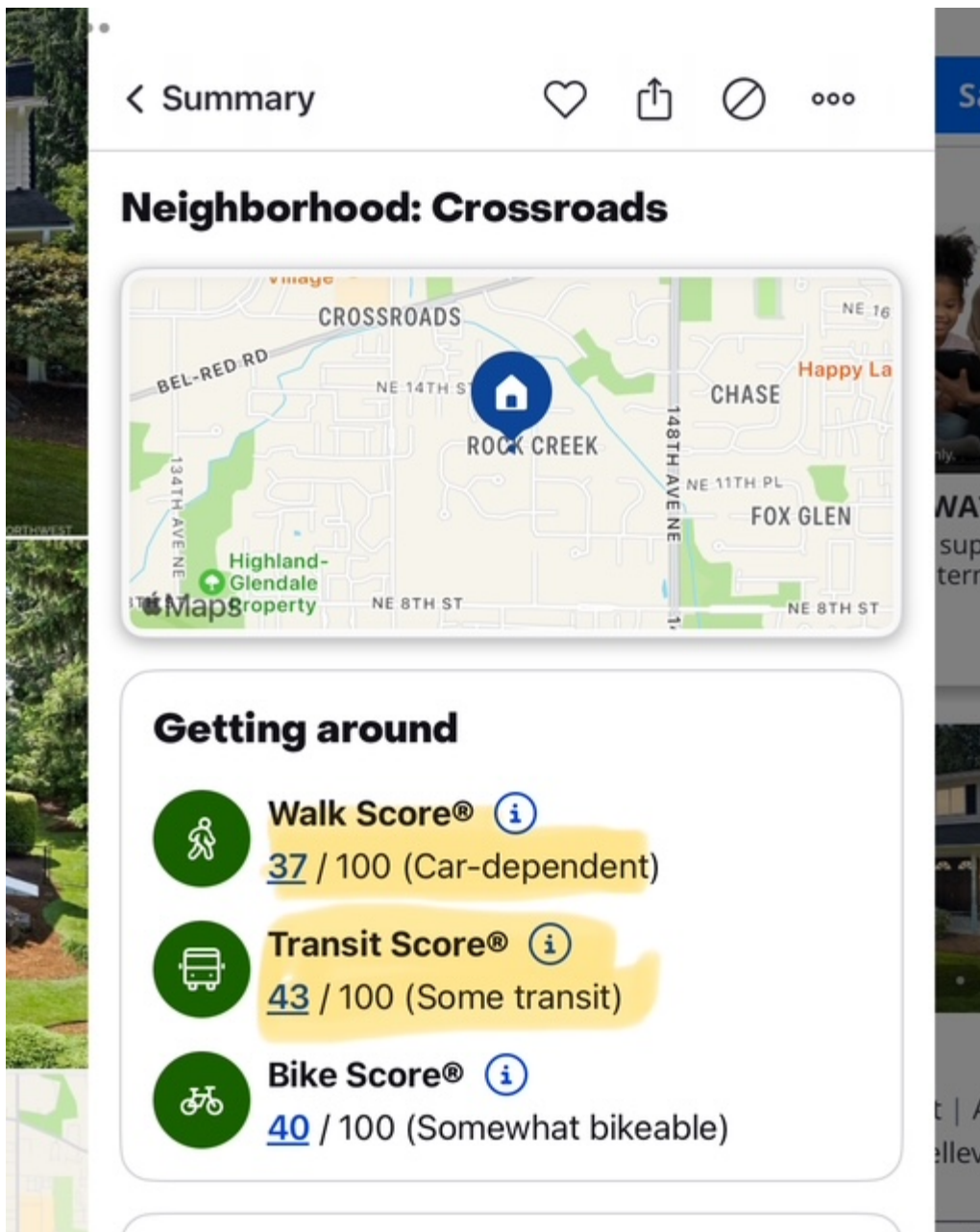
I followed the rules. I reviewed the city's long-term plans. I built a life and home here with full faith in Bellevue's vision. This proposal undercuts everything I stood by and everything the city once claimed to value.

I urge the city to **pause this plan** and instead pilot any growth in neighborhoods with more available land and infrastructure capacity, paired with real transit investments and clear accountability.

Please listen to your community and **vote NO on the current upzoning proposal** in Rockwood. Let's plan growth **with accountability, fairness, and care** — not shortcuts and contradictions.

**We owe much of Bellevue's success to the vision and discipline of past leaders who carefully planned this city into the thriving, livable community it is today.** They protected neighborhood character, invested in infrastructure, and made thoughtful choices that allowed families like mine to build a future here. **Now, as we stand at a critical crossroads, it is our responsibility not to undo their legacy, but to uphold it — and build upon it.** We should strive to make Bellevue even better, not by discarding what works, but by honoring what was built and improving it with care, balance, and integrity.





Thanks again to all of you and for your kind responses to my apology for being such a newbie!  
Laurie

Sent from my iPhone

On Jun 7, 2025, at 1:40 AM, 'phyllisjwhite' via Save Bellevue Neighborhoods Strategy Team  
<[SaveBellevueNST@googlegroups.com](mailto:SaveBellevueNST@googlegroups.com)> wrote:

As we come closer to a vote, there will be more young, urbanists and affordable housing advocates supporting this middle housing movement. They outnumbered us at the last Planning Commission meeting and influenced Goepple. It would be useful to have young residents speak--Chloe, Chloe's husband, Nicole.



We can also have some of us speak about the tree code and protecting our trees.

Phyllis

Just a reminder:

"...Throughout this process, the Bellevue Comprehensive Planning team has used the feedback, observations, and insights from the Strategy Team to better understand the concerns and the perspectives of Bellevue stakeholders. Their contributions have informed the development of alternatives that were analyzed in the Draft Environmental Impact Statement.

Strategy Team members, like the public, will have the opportunity to review draft policies and comment on the draft Comprehensive Plan before it is finalized. The city will consider future opportunities to convene the Strategy Team for more formal discussion of draft policies...."

The List of Strategy Team Members are listed on the last page. Note that not all 'Team Members' remained on the program.

The list of names includes **Claire Sumadiwiryra, Jessica Clawson of the Chambers PLUSH Committee, Brady Nordstrom of Futurewise, Debbie Lacey of Eastside for All, real estate and developers** who contributed.

<https://futurewise.org/local-program/eastside-housing-roundtable/>

Futurewise Staff's the Eastside Housing Roundtable. Patience Malaba co-chairs The Eastside Housing Roundtable:

## EHR Steering Committee

**Joe Fain, Co-Chair, Bellevue Chamber of Commerce**

**Patience Malaba, Co-Chair, Housing Development Consortium**

Meghan Altimore, Hopelink

Chris Buchanan, Bellwether Housing

Abigail Pearl DeWeese, Hillis Clark Martin & Peterson

Pearl Leung, Amazon

Amy Liu, Microsoft

Staffing: Futurewise

**Eastside Housing Roundtable highlights:**

- In 2022, we were successful in passing legislation that sunsetted local Community Councils that had been an obstacle to new housing in their neighborhoods.
- **Futurewise** advocated for Bellevue to increase their target for new housing units, **and have successfully convinced the city to consider 152,000 new units (up from 27,000) in their comprehensive plan alternatives.**
- Futurewise partnered with Eastside for All to host a series of conversations about the history of segregation and exclusion on the Eastside.

Wilburton will absorb the majority of the housing initially.

Phyllis

Sent from my Galaxy

--

You received this message because you are subscribed to the Google Groups "Save Bellevue Neighborhoods Strategy Team" group.

To unsubscribe from this group and stop receiving emails from it, send an email to [SaveBellevueNST+unsubscribe@googlegroups.com](mailto:SaveBellevueNST+unsubscribe@googlegroups.com).

To view this discussion visit

<https://groups.google.com/d/msgid/SaveBellevueNST/Np5uu969ehngDNp5vu0Oxc.1749285604.89cd2d11d85e68df2036a37d8833dc06.MISSINGID%40comcast.net>.

<520581e4fd47657e463857e099d578ad\_Bellevue\_2044\_Strategy\_Team\_Engagement\_Summary (1).pdf>

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You received this message because you are subscribed to the Google Groups "Save Bellevue Neighborhoods Strategy Team" group.

To unsubscribe from this group and stop receiving emails from it, send an email to [SaveBellevueNST+unsubscribe@googlegroups.com](mailto:SaveBellevueNST+unsubscribe@googlegroups.com).

To view this discussion visit

<https://groups.google.com/d/msgid/SaveBellevueNST/BN0PR16MB4574E5F8D10065D8185B36ACB569A%40BN0PR16MB4574.namprd16.prod.outlook.com>.

## Nesse, Katherine

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**From:** Parmacek (US), Brett <Brett.Parmacek@boeing.com>  
**Sent:** Monday, June 9, 2025 7:10 AM  
**To:** Parmacek (US), Brett  
**Subject:** Recording of June 2 Q&A on Middle Housing

**Importance:** High

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Hi Everyone,

I am sending a lot of email as the council meeting is tomorrow (The 10<sup>th</sup>). I promise that emails will slow to a trickle once our fight is complete (June 30<sup>th</sup>)

In the bellow thread there is a good amount of information. The meeting was great and two Council members showed up. Only one stayed for the entire information session ([Jared Nieuwenhuis](#)). He is on our side. Watch the recording as there were a great many points especially at the end of the meeting when the public got up to give their 2 cents. Very well done.

Let the council know your thoughts. Tomorrow meeting is the last one before they make their decision. **We need your feedback to the council to make sure that they do the right thing.**

### **Bellevue Council and Mayor email addresses**

Council Inquiry [council-inquiry@bellevuewa.gov](mailto:council-inquiry@bellevuewa.gov); Council Emails [Council@bellevuewa.gov](mailto:Council@bellevuewa.gov); Mayor Lynn Robinson [lrobinson@bellevuewa.gov](mailto:lrobinson@bellevuewa.gov); Deputy Mayor Mo Malakoutian [Mmalakoutian@bellevuewa.gov](mailto:Mmalakoutian@bellevuewa.gov); Vishal Bhargava [VBhargava@bellevuewa.gov](mailto:VBhargava@bellevuewa.gov); Conrad Lee [clee@bellevuewa.gov](mailto:clee@bellevuewa.gov); Councilmember Jared Nieuwenhuis [jnieuwenhuis@bellevuewa.gov](mailto:jnieuwenhuis@bellevuewa.gov); [csumadiwirya@bellevuewa.gov](mailto:csumadiwirya@bellevuewa.gov); , ["dhamilton@bellevuewa.gov"](mailto:dhamilton@bellevuewa.gov); "City of Bellevue" [bellevuewa@public.govdelivery.com](mailto:bellevuewa@public.govdelivery.com); "Sumadiwirya, Claire" [csumadiwirya@bellevuewa.gov](mailto:csumadiwirya@bellevuewa.gov)

### **State Representatives and our Senators. limitations**

#### **48<sup>th</sup> Legislative District (Includes Majority of Bellevue)**

Vandana Slatter [vandana.slatter@leg.wa.gov](mailto:vandana.slatter@leg.wa.gov); Amy Walen [phoebe.greening@leg.wa.gov](mailto:phoebe.greening@leg.wa.gov); **Osman Salahuddin** [osalahuddin@redmond.gov](mailto:osalahuddin@redmond.gov);

#### **41st legislative district (South Bellevue)**

Lisa Wellman [lisa.wellman@leg.wa.gov](mailto:lisa.wellman@leg.wa.gov); Janice Zahn [janicezahn8@gmail.com](mailto:janicezahn8@gmail.com); My-Linh Tha [my-linh.thai@leg.wa.gov](mailto:my-linh.thai@leg.wa.gov);

#### **State Senators**

Maria Cantwell [maria@cantwell.senate.gov](mailto:maria@cantwell.senate.gov); Patty Murry [senator\\_murray@murray.senate.gov](mailto:senator_murray@murray.senate.gov);

Please include me on any response to the Council and I will resend to a BCC'd list of other people (over 200) who are concerned.

**Your email or name will not be shared unless you give me permission.**

Please make your voices heard and show up on Tuesday to the Bellevue City Council meeting in Bellevue at City Hall (450 110th Avenue NE) at 6pm. [Link](#)

Thank you

Brett Parmacek  
Rockwood/Lancaster Neighborhood

[View this email in your browser](#)



For those who weren't able to attend, this was quite a rousing meeting. Residents asked many good questions and made informed comments about [Middle Housing](#). Note that several of Staff's answers and comments were somewhat or quite misleading.

[Full Recording of the Middle Housing Q&A at Somerset Elementary](#)  
[City of Bellevue Presentation & Handouts](#)

~~~~~  
**Are you ready for a 4-Plex or 6-Plex next door?**

When your neighbor sells, they might sell to a developer. Instead of a McMansion, the developer could build 4, 6, or even 8 market-rate units!

**Attend a Middle Housing Conversation with City Council and Planners**

**Date:** Monday, June 2

**Time:** 6:30 PM

**Location:** Somerset Elementary Gym, 14100 Somerset Blvd SE, Bellevue

**Parking:** On-site or street

Sponsored by Somerset Community Association

In 2023, HB1110 was approved to increase housing density and diversity, aka Middle Housing, across residential areas in Washington cities. All cities must implement at least the minimum requirements of this law. Bellevue's staff proposed land use code changes that go far beyond the minimum, increasing density in ways that would alter neighborhood character.

**City staff and most City Council members will be present to answer questions and listen to your concerns.** Councilmembers disagree on the code changes, and five of the seven council seats are up for election this year. This is one the last chances to voice your opinions. The Council will vote on Bellevue's middle housing land use code proposal by June 30.

***If Council approves the proposed code, ALL THIS could happen!***

1. Six units per lot allowed throughout single-family residential areas
2. Higher heights: 38 feet or 4 stories
3. Increased lot coverage and decreased setbacks on lot perimeters = more structures, closer to you
4. Up to nine housing types can be combined on the same lot
5. Decreased trees
6. Reduced off-street parking requirements
7. Two units attached to a home that don't count toward the buildable square footage = up to 8 units per lot
8. All of these new homes are likely to be market-rate, i.e., not affordable to most of us

**Don't Miss Your Chance to Shape Bellevue's Future! See you on June 2!**

[Video of Council study session on Middle Housing](#)

[Urbanist Article regarding the Bellevue City Council Middle Housing Study Session](#)

Leslie Geller, President and Secretary  
Eastgate Community Association



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## Nesse, Katherine

---

**From:** Parmacek (US), Brett <Brett.Parmacek@boeing.com>  
**Sent:** Monday, June 9, 2025 7:10 AM  
**To:** Parmacek (US), Brett  
**Subject:** FW: [EXTERNAL] Re: Need your support. We need to let City Hall know that we oppose the Bellevue City version of Middle Housing Code Amendments and want limitations or rules implemented.  
**Attachments:** 6-10-95 City Council Meeting.docx  
**Importance:** High  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Hi Everyone

I am sending a lot of email as the council meeting is tomorrow (The 10<sup>th</sup>). I promise that emails will slow to a trickle once our fight is complete (June 30<sup>th</sup>)

**Here is another Neighbor's letter to the council. Please read Phyllis's letter and respond to the Council yourself.**

### **Bellevue Council and Mayor email addresses**

Council Inquiry [council-inquiry@bellevuewa.gov](mailto:council-inquiry@bellevuewa.gov); Council Emails [Council@bellevuewa.gov](mailto:Council@bellevuewa.gov); Mayor Lynn Robinson [lrobinson@bellevuewa.gov](mailto:lrobinson@bellevuewa.gov); Deputy Mayor Mo Malakoutian [Mmalakoutian@bellevuewa.gov](mailto:Mmalakoutian@bellevuewa.gov); Vishal Bhargava [VBhargava@bellevuewa.gov](mailto:VBhargava@bellevuewa.gov); Conrad Lee [clee@bellevuewa.gov](mailto:clee@bellevuewa.gov); Councilmember Jared Nieuwenhuis [jnieuwenhuis@bellevuewa.gov](mailto:jnieuwenhuis@bellevuewa.gov); [csumadiwirya@bellevuewa.gov](mailto:csumadiwirya@bellevuewa.gov); ,  
"[dhamilton@bellevuewa.gov](mailto:dhamilton@bellevuewa.gov); "City of Bellevue" <[bellevuewa@public.govdelivery.com](mailto:bellevuewa@public.govdelivery.com)>; I "Sumadiwirya, Claire" <[csumadiwirya@bellevuewa.gov](mailto:csumadiwirya@bellevuewa.gov)>

### **State Representatives and our Senators. limitations**

#### **48<sup>th</sup> Legislative District (Includes Majority of Bellevue)**

Vandana Slatter [vandana.slatter@leg.wa.gov](mailto:vandana.slatter@leg.wa.gov); Amy Walen [phoebe.greening@leg.wa.gov](mailto:phoebe.greening@leg.wa.gov); **Osman Salahuddin** [osalahuddin@redmond.gov](mailto:osalahuddin@redmond.gov);

#### **41st legislative district (South Bellevue)**

Lisa Wellman [lisa.wellman@leg.wa.gov](mailto:lisa.wellman@leg.wa.gov); Janice Zahn [janicezahn8@gmail.com](mailto:janicezahn8@gmail.com); My-Linh Tha [my-linh.thai@leg.wa.gov](mailto:my-linh.thai@leg.wa.gov);

#### **State Senators**

Maria Cantwell [maria@cantwell.senate.gov](mailto:maria@cantwell.senate.gov); Patty Murry [senator\\_murray@murray.senate.gov](mailto:senator_murray@murray.senate.gov);

Please include me on any response to the Council and I will resend to a BCC'd list of other people (over 200) who are concerned.

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Thank you

Brett Parmacek  
Rockwood/Lancaster Neighborhood



**Nesse, Katherine**

---

**From:** Thomas Adams <thomas@terrenehomes.com>  
**Sent:** Monday, June 9, 2025 10:15 AM  
**To:** PlanningCommission  
**Cc:** Council  
**Subject:** Bellevue Planning Commission 6/10 Study Session  
**Attachments:** 06-10-2025 Terrene Homes Letter PC Study Session.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

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

Dear Planning Commission Members,

Attached is a letter from Terrene Homes outlining our concerns with the recent shift from city council regarding the proposed Land Use Code Amendments related to HB 1110 and HB 1337.

We are particularly concerned about the removal of key FAR exemptions and the lack of meaningful incentives for middle housing. These changes risk making future single-family and middle housing projects financially unworkable.

We urge the Commission and the City Council to preserve existing FAR allowances or ensure strong incentives are included to support housing production.

Thank you for your attention to this matter.

Best regards,

**THOMAS ADAMS**  
Entitlements Manager  
O 425.822.8848 x104  
C 206.280.7210

**TERRENE**

2630 116th Ave NE, Ste 200  
Bellevue, WA 98004  
[TERRENEHOMES.COM](https://www.terrenehomes.com)

# TERRENE

Dear Planning Commission Members,

On behalf of Terrene Homes, a regional homebuilder with numerous past and ongoing projects within the City of Bellevue, I am writing to share our comments on the proposed Land Use Code Amendments (“LUCA”) related to compliance with House Bills 1110 and 1337.

We understand the City Council has recently signaled a desire to implement only the minimum requirements under these state mandates, and that the matter has been referred back to the Planning Commission for further study. While we appreciate the community’s concerns about increased density, we are equally concerned that the sudden shift toward minimum compliance may unintentionally undermine the viability of both single-family and middle housing development.

Specifically, we are concerned about the proposed repeal of existing Floor Area Ratio (“FAR”) design exemptions in Bellevue Land Use Code 20.20.010.043, and the further floor area restrictions being considered for larger parcels. These measures—if enacted without offsetting incentives—would significantly reduce the feasibility of both single-family and middle housing projects.

Prior to this shift, the proposed loss of FAR exemptions was to be mitigated by increased FAR allowances for additional dwelling units, full exemptions for attached ADUs and partial exemptions for ADU garages. That approach at least provided a path forward for more diverse housing types. However, if those incentives are now being removed and existing criteria is being scaled back - the result will be further net loss in buildable area—making land deals impossible to pencil out. This, in turn, would limit housing production, drive up costs, and continue to displace opportunity from within Bellevue.

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Bellevue’s ability to meet its housing goals under the Growth Management Act—and the spirit of HB 1110—depends on a code framework that not only complies with state law, but also provides realistic pathways for a diverse mix of housing.

Thank you for your time and consideration,

Tom Adams  
Entitlements Manager  
Terrene Homes

## Nesse, Katherine

---

**From:** Emily Giaquinta <emily@terrenehomes.com>  
**Sent:** Monday, June 9, 2025 10:40 AM  
**To:** PlanningCommission; Council  
**Subject:** City of Bellevue Housing  
**Attachments:** 06-10-2025 Terrene Homes Letter PC Study Session.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

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

Dear Planning Commission and Members of the City Council,

Attached is a letter from Terrene Homes outlining our concerns with the recent shift from city council regarding the proposed Land Use Code Amendments related to HB 1110 and HB 1337.

We are particularly concerned about the removal of key FAR exemptions and the lack of meaningful incentives for middle housing. These changes risk making future single-family and middle housing projects financially unworkable.

We urge the Commission and the City Council to preserve existing FAR allowances or ensure strong incentives are included to support housing production.

Thank you for your attention to this matter.

Emily

**EMILY GIAQUINTA**  
CHIEF OPERATING OFFICER  
O 425.822.8848 x114  
C 206.313.5814

**TERRENE**

2630 116th Ave NE, Ste 101  
Bellevue, WA 98004  
[TERRENEHOMES.COM](https://www.terrenehomes.com)

# TERRENE

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Thank you for your time and consideration,



Emily Giaquinta  
Chief Operating Officer  
Terrene Homes

## Nesse, Katherine

---

**From:** Michael Walsh <mike@terrenehomes.com>  
**Sent:** Monday, June 9, 2025 10:45 AM  
**To:** PlanningCommission; Council  
**Subject:** Bellevue Planning Commission Meeting  
**Attachments:** 06-10-2025 Terrene Homes Letter PC Study Session.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

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

Dear Planning Commission Members and City Council,

Attached is a letter from Terrene Homes outlining our concerns with the recent shift from city council regarding the proposed Land Use Code Amendments related to HB 1110 and HB 1337.

We are particularly concerned about the removal of key FAR exemptions and the lack of meaningful incentives for middle housing. These changes risk making future single-family and middle housing projects financially infeasible.

We urge the Commission and the City Council to preserve existing FAR allowances or ensure strong incentives are included to support housing production.

Thank you for your attention to this matter.

### **MIKE WALSH**

FOUNDER

**O** 425.822.8848 x101

**C** 425.293.3159

# TERRENE

2630 116th Ave NE, Ste 101  
Bellevue, WA 98004  
**TERRENEHOMES.COM**

# TERRENE

Dear Planning Commission Members,

On behalf of Terrene Homes, a regional homebuilder with numerous past and ongoing projects within the City of Bellevue, I am writing to share our comments on the proposed Land Use Code Amendments (“LUCA”) related to compliance with House Bills 1110 and 1337.

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Thank you for your time and consideration,

Tom Adams  
Entitlements Manager  
Terrene Homes

## Nesse, Katherine

---

**From:** Cindy Larimer <Cindy@terrenehomes.com>  
**Sent:** Monday, June 9, 2025 10:55 AM  
**To:** PlanningCommission; Council  
**Subject:** Terrene Homes Comments - Bellevue Planning Commission 6/10 Study Session  
**Attachments:** 06-10-2025 Terrene Homes Letter PC Study Session.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

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

Dear Planning Commission Members,

Attached is a letter from Terrene Homes outlining our concerns with the recent shift from city council regarding the proposed Land Use Code Amendments related to HB 1110 and HB 1337.

We are particularly concerned about the removal of key FAR exemptions and the lack of meaningful incentives for middle housing. These changes risk making future single-family and middle housing projects financially unworkable.

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Thank you for your attention to this matter.

Best regards,  
Cindy

**CINDY LARIMER**  
CORPORATE CONTROLLER  
O 425.822.8848 x105  
C 425.269.4502

**TERRENE**

2630 116th Ave NE, Ste 200  
Bellevue, WA 98004  
[TERRENEHOMES.COM](https://www.terrenehomes.com)

# TERRENE

Dear Planning Commission Members,

On behalf of Terrene Homes, a regional homebuilder with numerous past and ongoing projects within the City of Bellevue, I am writing to share our comments on the proposed Land Use Code Amendments (“LUCA”) related to compliance with House Bills 1110 and 1337.

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Thank you for your time and consideration,

Tom Adams  
Entitlements Manager  
Terrene Homes



## Nesse, Katherine

---

**From:** Parmacek (US), Brett <Brett.Parmacek@boeing.com>  
**Sent:** Monday, June 9, 2025 12:55 PM  
**To:** Brett Parmacek  
**Subject:** Overflow parking City Hall

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Hi everyone,

Making sure everyone is ready for tomorrow's Bellevue Council meeting. Just in case you're not aware, there are 2 parking lots available to the public at City Hall.

1. The upstairs one off the 110<sup>th</sup> entrance to the West side of the City Hall building
2. If upstairs is full, head to the entrance off 112th (from the east side of City Hall), drive past 2 entrances to parking and enter at the 3rd (on the left). The barrier should be up. Drive in and park on the right. Enter the building via the first metal door on the right (it looks like you need a keycard to enter, but it opens without), walk the corridor to the elevator on the right). If security is around say you're parking for a Council meeting and upstairs lot is full, but I've parked there many times and never been asked.

Bellevue City Council Meeting information

<https://bellevuewa.gov/city-government/city-council/council-meetings>

Please forward this to all other lists you may have.

10:13 AM Mon Jun 9

Bellevue  
Station

110TH AVENUE



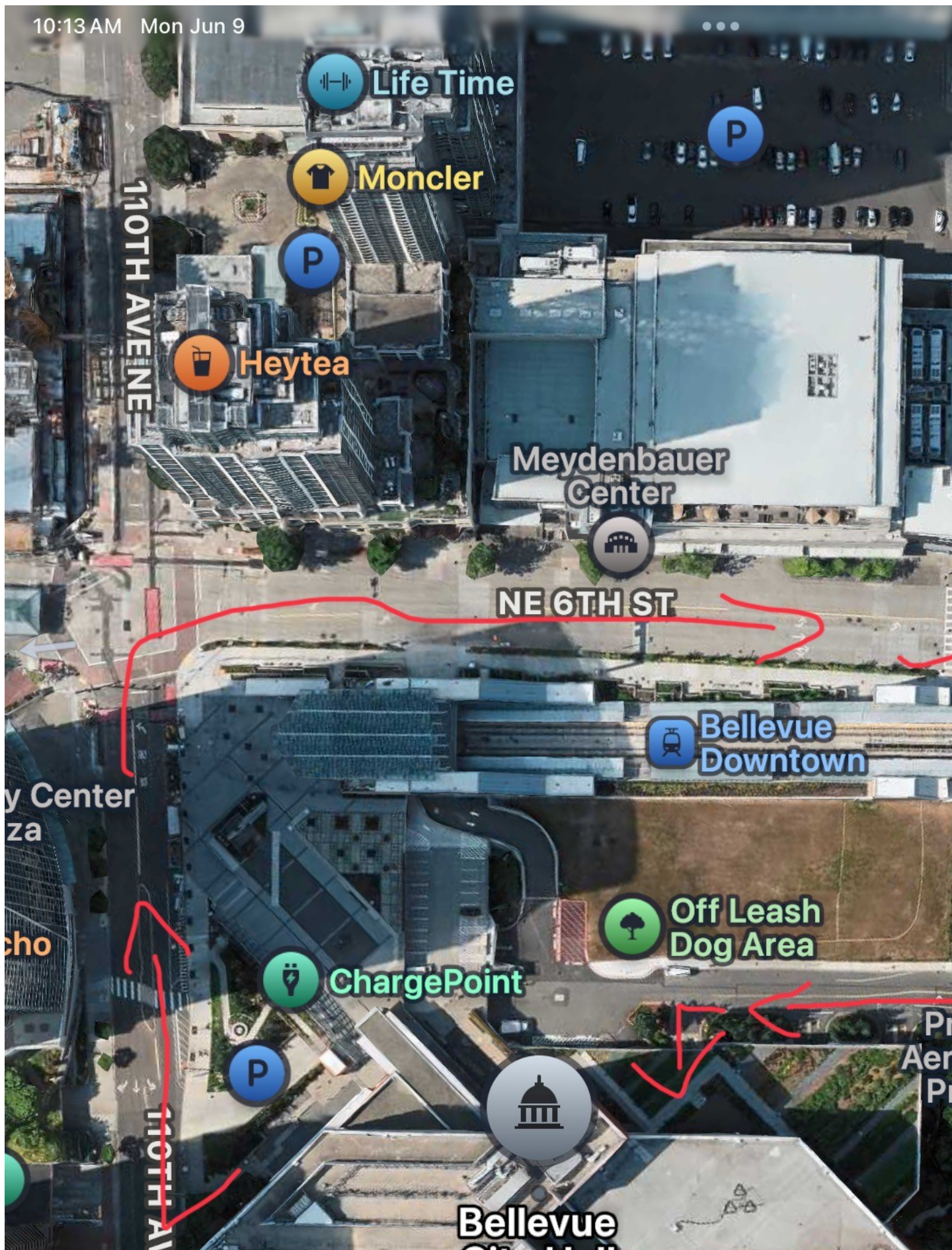
ChargePoint







10:13 AM Mon Jun 9









10:14 AM Mon Jun 9



 **Bellevue  
Downtown**

 **Off Leash  
Dog Area**

Brett Parmacek  
Rockwood/Lancaster Neighborhoods

## Nesse, Katherine

---

**From:** Suresh Velagapudi <sureshv@outlook.com>  
**Sent:** Monday, June 9, 2025 2:22 PM  
**To:** Council; PlanningCommission  
**Subject:** Input for Bellevue Middle housing LUCA: Please limit densification to state mandated minimum.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

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

Dear Mayor, Deputy Mayor, Planning Commission and Council members,

I am a resident of the Wilburton neighborhood in Bellevue. I also run two small businesses in the city of Bellevue, located on Bel-Red Rd.

I wanted to reiterate my previous input on Bellevue densification initiative through middle housing LUCA.

I appreciate the work you do and the trade offs you make in ensuring that Bellevue grows to meet the increasing housing demands placed on the city. I request you to consider the factors below as you do so.

- Ensure that infrastructure is adequately improved to meet the higher density planned – particularly roads and utilities which already seem over stretched
- Tree canopy is retained to the maximum extent possible to retain the “city in the park” stature that our city enjoys
- Respect the WDFW guidelines in adding density to Critical Areas like streams and wetlands to ensure that we have a diverse landscape and wildlife still has a little chance to survive
- Reduce upzoning as much as possible in the areas that have Critical Area zoning and their nearby surroundings

Of particular concern is the initiative’s direction to exceed the state mandated density requirements with no corollary investments in public infrastructure to support such fast paced growth. The state mandated requirements alone will push our infrastructure to the brink, hurt the last few species of wildlife that live among us, and significantly lower the quality of life our great city currently offers.

Please stick to the state mandated minimum growth requirements. I see no reason why we need to exceed the state requirements, except to favor developer interest.

I appreciate your consideration of my input.

Thank you  
Suresh Velagapudi  
4258352427



## Nesse, Katherine

---

**From:** Stefanie Wachter <stefanie@terrenehomes.com>  
**Sent:** Monday, June 9, 2025 2:18 PM  
**To:** PlanningCommission; Council  
**Subject:** Terrene Homes Comments - Bellevue Planning Commission 6/10 Study Session  
**Attachments:** 06-10-2025 Terrene Homes Letter PC Study Session.pdf

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**Flag Status:** Flagged

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

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

Dear Planning Commission Members,

Attached is a letter from Terrene Homes outlining our concerns with the recent shift from city council regarding the proposed Land Use Code Amendments related to HB 1110 and HB 1337.

We are particularly concerned about the removal of key FAR exemptions and the lack of meaningful incentives for middle housing. These changes risk making future single-family and middle housing projects financially unworkable.

We urge the Commission and the City Council to preserve existing FAR allowances or ensure strong incentives are included to support housing production.

Thank you for your attention to this matter.

Best,

**STEFANIE WACHTER**

PURCHASING AGENT  
O 425.822.8848 x121  
C 425.876.5379

**TERRENE**

2630 116th Ave NE, Ste 101  
Bellevue, WA 98004  
[TERRENEHOMES.COM](https://www.terrenehomes.com)

# TERRENE

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Thank you for your time and consideration,

Tom Adams  
Entitlements Manager  
Terrene Homes

## Nesse, Katherine

---

**From:** Kyle Walsh <kylew@terrenehomes.com>  
**Sent:** Monday, June 9, 2025 2:51 PM  
**To:** Council; PlanningCommission  
**Subject:** Terrene Homes Comments - Bellevue Planning Commission 6/10 Study Session  
**Attachments:** 06-10-2025 Terrene Homes Letter PC Study Session.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

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

Dear Planning Commission Members,

Attached is a letter from Terrene Homes outlining our concerns with the recent shift from city council regarding the proposed Land Use Code Amendments related to HB 1110 and HB 1337.

We are particularly concerned about the removal of key FAR exemptions and the lack of meaningful incentives for middle housing. These changes risk making future single-family and middle housing projects financially unworkable.

We urge the Commission and the City Council to preserve existing FAR allowances or ensure strong incentives are included to support housing production.

Thank you for your attention to this matter.

**KYLE WALSH**  
PROJECT ANALYST  
O 425.822.8848 x112  
C 425.999.1760

**TERRENE**

2630 116th Ave NE, Ste 200  
Bellevue, WA 98004  
[TERRENEHOMES.COM](https://www.terrenehomes.com)

# TERRENE

Dear Planning Commission Members,

On behalf of Terrene Homes, a regional homebuilder with numerous past and ongoing projects within the City of Bellevue, I am writing to share our comments on the proposed Land Use Code Amendments (“LUCA”) related to compliance with House Bills 1110 and 1337.

We understand the City Council has recently signaled a desire to implement only the minimum requirements under these state mandates, and that the matter has been referred back to the Planning Commission for further study. While we appreciate the community’s concerns about increased density, we are equally concerned that the sudden shift toward minimum compliance may unintentionally undermine the viability of both single-family and middle housing development.

Specifically, we are concerned about the proposed repeal of existing Floor Area Ratio (“FAR”) design exemptions in Bellevue Land Use Code 20.20.010.043, and the further floor area restrictions being considered for larger parcels. These measures—if enacted without offsetting incentives—would significantly reduce the feasibility of both single-family and middle housing projects.

Prior to this shift, the proposed loss of FAR exemptions was to be mitigated by increased FAR allowances for additional dwelling units, full exemptions for attached ADUs and partial exemptions for ADU garages. That approach at least provided a path forward for more diverse housing types. However, if those incentives are now being removed and existing criteria is being scaled back - the result will be further net loss in buildable area—making land deals impossible to pencil out. This, in turn, would limit housing production, drive up costs, and continue to displace opportunity from within Bellevue.

Accordingly, we respectfully urge the Commission to recommend one of the following two paths to City Council:

1. **Retain all existing floor area criteria and exemptions** to maintain a functional baseline for future development; or
2. **Ensure the inclusion of meaningful FAR incentives** for middle housing and ADUs, as originally proposed.

Bellevue’s ability to meet its housing goals under the Growth Management Act—and the spirit of HB 1110—depends on a code framework that not only complies with state law, but also provides realistic pathways for a diverse mix of housing.

Thank you for your time and consideration,

Tom Adams  
Entitlements Manager  
Terrene Homes

## Nesse, Katherine

---

**From:** Mariya Frost <mariya.frost@kemperdc.com>  
**Sent:** Monday, June 9, 2025 4:24 PM  
**To:** PlanningCommission  
**Cc:** Nesse, Katherine  
**Subject:** KDC Written Comments - Downtown Subarea Plan Narrative & Policies  
**Attachments:** KDC Comments Downtown Subarea Plan Update.pdf

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

Commissioners,

Please accept this email and attached table as Kemper Development's written comment on the Downtown Subarea Plan narrative and policy amendments that are before you this week.

Thank you for requesting more engagement with the downtown community on this issue at your May 28 meeting. At this point, we haven't been contacted to discuss the proposed changes, but we look forward to the opportunity to engage with city staff on this topic.

In the attached table, we have outlined several changes to narrative and policy language that have been proposed by staff, along with our own recommendations, which we submit for your consideration and review. Please don't hesitate to contact me if you have any questions.

Sincerely,

Mariya Frost  
Vice President, Government Affairs  
Kemper Development Company  
The Bellevue Collection | Bellevue Square Lincoln Square Bellevue Place  
425-460-5925 Mobile  
[mariya.frost@kemperdc.com](mailto:mariya.frost@kemperdc.com)  
[www.bellevuecollection.com](http://www.bellevuecollection.com)



THE BELLEVUE COLLECTION™

## Downtown Subarea Plan Update - KDC Feedback

### NARRATIVE AMENDMENTS

| Existing Language                               | Staff Proposed Amendment | KDC Proposed Amendment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | References |
|-------------------------------------------------|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| Section: Evolution of Downtown Bellevue, page 2 |                          | <p>Significant development in Downtown Bellevue awaited completion of the first bridge across Lake Washington in 1940. This growth was stimulated by the removal of the bridge toll in 1949. When Bellevue was incorporated in 1953, Downtown was a cluster of structures primarily along Main Street, and Bellevue Square, having opened in 1946, was a growing outdoor shopping center. The city's first Planning Commission embraced the idea of intentional Downtown growth planned in an orderly and efficient manner. Downtown experienced rapid growth during the 1960s. By the mid-1970s, the area was becoming significant business center, though much of the development was suburban in nature with acres of surface parking. During this period, the city, jointly with Downtown business interests, launched a series of planning studies focusing on the future of Downtown Bellevue. This was partially in response due to a major concerns of a proposed regional mall planned for the Redmond area that was feared to syphon off customer traffic from Bellevue Square and downtown Bellevue. These studies resulted in a major new vision for the area, adopted by the city as the Central Business District Subarea Plan in 1979. It called for Downtown to be the financial and business hub of the Eastside, and as the appropriate location to concentrate regional retail, major office, residential, hotel and institutional uses. With unprecedented growth in the region during the 1980s, Downtown Bellevue, with the implementation of its new plan was in a strong position to receive a major amount of the Eastside's growth. Numerous high-rise office towers were built in Downtown Bellevue through the 1980s, giving Bellevue a skyline and nearly doubling employment. Bellevue Place, the city's first true mixed-use project, brought the Hyatt Regency and set the stage for more national hotel brands to locate in the central core of the city.</p> | <p>The existing and staff proposed language does not accurately describe The Bellevue Collection properties, omitting the growth of Bellevue Square as well as the new development of Bellevue Place and Lincoln Square, which created a regional draw for the City. We tried to capture this evolution in our edits, as many of these changes (such as bringing the Hyatt Regency to downtown) served as a catalyst for increased business travel to support the burgeoning growth of Downtown.</p> |            |
| Section: Evolution of Downtown Bellevue, page 3 |                          | <p>During this period in Downtown Bellevue, the form and character of the area changed significantly as new towers rose and major streets like NE 4th were widened while single-family residential areas in Ashwood and NE 2nd receded away. The Bellevue Square shopping center was redeveloped into an enclosed, two-level shopping center in the early 1980s, creating a regional draw for the city.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |            |
| Section: Evolution of Downtown Bellevue, page 3 |                          | <p>During the 1990s, Downtown added additional open spaces, including Ashwood Park and the centrally located Compass Plaza. NE 10th Street and 110th Avenue NE were extended through several blocks, completing the downtown grid network. Major civic projects were constructed, including King County's flagship regional library, and the Meydenbauer Convention Center &amp; Theater, both opening in 1993. Housing in downtown began to take off in the mid-1990s and has continued up to present. During the early 2000s, a high-rise office cluster emerged, focused around 108th Ave NE and a new icon building for the Bellevue Arts Museum. In 2005, Bellevue's first sky bridges were built to connect Bellevue Place, Lincoln Square and Bellevue Square's expanding mixed-use campus, creating a super regional draw for the city.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |            |

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|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Page 13, paragraphs 2 and 3: "Travel demand modeling and Downtown vehicular level of service (LOS) analysis inform decisions regarding roadway capacity projects. The projected average LOS E for vehicles at Downtown intersections in the 2030 "Baseline" scenario is reasonable for a multi-modal mixed use urban setting. LOS D is projected in the 2030 "Build" scenario. This level of service outcome indicates that roadway capacity projects beyond those assumed in the model will not be necessary in the 2030 timeframe. Please refer to the Comprehensive Transportation Project List for roadway capacity project descriptions and project maps.</p> <p>Modeling projects a 2030 commuter mode share in Downtown Bellevue of 50% single occupant vehicles, 17% high occupancy vehicles, 32% transit and about 1% walk and bicycle. This projection is based on a myriad of assumptions as varied as the price of gas and parking, freeway tolling and transit availability. Changes in these assumptions may result in shifts in the mode share. History bears this out. Between 1990 and 2013, daily traffic volume on arterials in Downtown Bellevue remained nearly constant, while new office buildings and residential towers pierced the skyline and retail occupied a larger footprint. While the number of person trips has increased from about 250,000 in 1990 to 385,000 in 2010, traffic volume has remained constant, and daily transit ridership has increased 8-fold."</p> | <p>Full strike out of all existing language; addition of just this sentence: "Attractive Downtown mobility options result in levels of transit use, walking and bicycling sufficient to reduce the need to expand vehicular capacity."</p> | <p><b>RETAIN AND AMEND:</b> "Travel demand modeling, as well as Mobility Implementation Plan (MIP) goals and performance targets for the vehicular mode (level of service (LOS) and corridor speeds) inform decisions regarding roadway capacity projects. The City's BKRCast modeling projects a 2044 commuter mode share in Downtown Bellevue of XX single occupant vehicles, XX high occupancy vehicles, XX transit and about X walking and bicycling. All modes should be accommodated and improved proportionate to travel demand. Attractive downtown mobility options can improve use of transit, shuttles, rideshare services, walking and bicycling." (Staff can provide most current available commuter mode share data )</p> | <p>There is no justification for abandoning the description of level of service and travel demand in this narrative. The Mobility Implementation Plan includes vehicular level of service and corridor speeds as key performance targets for the vehicular mode. The City conducts travel demand modeling and, combined with the MIP performance targets and scoring process, uses this information to inform which roadway projects may be prioritized and implemented. This is current and is important to include in accurately characterizing current and projected mobility in downtown. Adding language about attractive mobility options is valuable, but projected mode share and increased vehicle miles traveled (VMT) show that those options do not reduce the need to expand vehicular capacity to accommodate growth and mitigate significant traffic caused by that growth. Assuming transit and active transportation will supplant automobile trips has often led to underinvestment in streets, continued underutilization of transit, and loss of system efficiency. In other words, improving multimodal options and improving vehicular capacity and throughput are not mutually exclusive. Striking and effectively discounting capacity improvements in the narrative is also not consistent with Comprehensive Plan Transportation Element policies TR-20 and TR-21, which emphasize traffic congestion relief and added vehicular capacity improvements as existing priorities for accommodating citywide and regional travel demand.</p> | <p><b>TR-20:</b> Aggressively plan, manage and expand transportation investments to <b>reduce congestion</b> and expand mobility opportunities in a multimodal and comprehensive manner and improve the quality of the travel experience for all users. <b>TR-21:</b> Design and develop arterial improvements, <b>including added vehicular capacity</b>, transit facilities and nonmotorized active transportation components, to serve citywide travel demand generated by the increases in density in the land use plans, in addition to citywide and regional travel demand.</p> |
| <p>Page 14, paragraph 5: "Downtown roadways will be increasingly required to accommodate walking, bicycling, and transit, as well as private vehicles. To achieve greater capacity to accommodate people will require constant adjustments and improvements to traffic operations because most roadways will not be widened. Substantial efficiency in traffic operations is achieved through investments in intelligent transportation system (ITS) infrastructure and technology that allow for demand-adaptive mobility management."</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p>No change</p>                                                                                                                                                                                                                           | <p><b>AMEND:</b> "Downtown roadways increasingly need to accommodate a variety of modes and trip types, including those made in private vehicles, transit, employee shuttles, rideshare vehicles, bicycles, and on foot. Substantial efficiency in traffic operations can be achieved through both strategic capacity improvements outlined in the TFP and through investments in intelligent transportation systems (ITS) infrastructure and technology that allow for demand-adaptive mobility management."</p>                                                                                                                                                                                                                       | <p>Current language implies that Downtown capacity projects are necessarily widening projects and are not feasible. In fact, the Transportation Facilities Plan (TFP) outlines multiple capacity projects that extend lanes and improve corridors and intersections through strategic improvements that are not always widening lanes. Downtown roadways and traffic operations can be improved through both capacity improvements and ITS. Both need to be acknowledged and emphasized.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p>See Transportation Facilities Plan for downtown capacity projects that include: TFP-110, TFP-193, TFP -211, TFP-219, TFP-295, OTHER-2, OTHER-6</p>                                                                                                                                                                                                                                                                                                                                                                                                                                 |

#### POLICY AMENDMENTS

| Existing Language                                                                                                                                                                                                          | Staff Proposed Amendment                                                                                                                                                     | KDC Proposed Amendment                                                                                                                                                                                 | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | References |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| <p>Section: Economics</p>                                                                                                                                                                                                  | <p>ADD S-DT-23: "Increase access to affordable commercial space for small-scale retailers to grow and retain small businesses in Downtown."</p>                              | <p><b>DO NOT ADD</b></p>                                                                                                                                                                               | <p>This proposal is concerning because no additional information is provided as to the land use code restrictions or the incentives that might flow from this new policy. There does not appear to be a policy in the city-wide Comprehensive Plan that leads to the conclusion that this topic needs to be addressed in an update that is supposed to be for the purpose of complying with a directive from the PSRC. Any restriction on the ability to provide commercial ground floor space at its fair market rent could have a profound impact on project viability and impact adopted comprehensive plan goals, such as the significant housing targets Bellevue intends to achieve in Downtown. Please DEFER the adoption of this policy until you are provided a full explanation of the rules and regulations that are intended to flow from its adoption. Alternatively, the policy can be adopted at the time the rules and regulations are adopted.</p> |            |
| <p>S-DT-132: "Advocate to the transit agencies for incremental enhancements to Downtown Transit service to support the projected 2030 daily Downtown transit ridership."</p>                                               | <p>S-DT-132: "Advocate to the transit agencies for incremental enhancements to Downtown Transit service to support the projected 2050 daily Downtown transit ridership."</p> | <p><b>AMEND</b> S-DT-132: "Advocate to the transit agencies for incremental enhancements to Downtown Transit service <b>in proportion</b> to the projected 2050 daily Downtown transit ridership."</p> | <p>Transit service enhancements are most cost-effective and useful when they are responsive to travel demand. Given significant and permanent transit ridership loss after the pandemic, improvements should be made incrementally and in response to current and projected transit mode share.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |            |
| <p>S-DT-138: "Provide mid-block access connections within Downtown superblocks designed in context to accommodate vehicle access to parking areas, loading/delivery access, and/or to augment pedestrian circulation."</p> | <p>No change</p>                                                                                                                                                             | <p><b>REPEAL</b></p>                                                                                                                                                                                   | <p>Mid-block access connections are already provided along downtown superblocks, including pedestrian sky bridges, on-street pedestrian crossings, and vehicular access to parking structures. If the policy is intended to indicate continued provision, please acknowledge existing conditions.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |            |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |           |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| S-DT-146: "Evaluate the parking requirements in the Land Use Code and regularly monitor the transportation management program, employee population, parking utilization, parking costs paid by commuters and the percentage of those who directly pay for parking. If monitoring indicates that the use of transit and carpool is not approaching the forecast level assumed for this Plan, revise existing parking and transportation management requirements as needed to achieve forecast mode split targets found in the Transportation Element of the Comprehensive Plan." | No change | <b>REPEAL</b> | This language takes a punitive approach to trips made into Downtown in vehicles, and conflicts with the City's narrative that "visitors who arrive by car help ensure the economic vitality of the area." Visitors who arrive by car need parking. When parking is made scarce or expensive, it is an invitation for visitors and businesses to go elsewhere. The policy statement seems to be saying that if off-street parking is well-utilized, and therefore transit and carpool use is not being promoted - then parking requirements need to be revised to dampen vehicular trips and achieve the desired forecast split for transit and carpool use. This is completely backwards and counterproductive to Bellevue's goal to accomodate multimodal trips, which include a majority demographic of drivers. Further, the assumption that these two things are connected is not justified, as many factors influence transit ridership and HOV mode share. |  |
| S-DT-149: "Investigate allowing Downtown developers to pay a fee into an account in lieu of providing parking on-site. Parking account funds would be used to provide short-term public parking where it is in shortest supply. Land Use Code amendments would be required to provide for the collection and administration of a fee in lieu of parking program. "                                                                                                                                                                                                              | No change |               | Payment of a fee in lieu of providing parking on-site raises a number of questions. If the payment is used exclusively for mitigating local impacts of a proposed development, there may be a case for it. Otherwise, it starts to resemble an agreement that gives the city revenue without addressing the impacts of the development. That is not fair to neighboring properties that will be stuck with worse traffic congestion. If the revenue isn't tied to mitigation, it further circumvents the goals of the city plan to address increasing mobility needs. If staff intend to pursue this investigation, they should clarify how the city proposes to determine the appropriate payment amount, how the funds would be used, where short-term parking would be provided in proximity to the new development, and how the City would measure whether adequation mitigation has been achieved.                                                          |  |



**Nesse, Katherine**

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**From:** Whipple, Nicholas  
**Sent:** Monday, June 9, 2025 7:47 PM  
**To:** Medina Custom Homes; Mandt, Kirsten; PlanningCommission  
**Cc:** Veronica Shakotko; Jay Welch  
**Subject:** Re: Bellevue Middle Housing Code Comment

Hello,

Thank you for your comments and for taking the time to share your thoughts. At this point in the process, the matter rests with the City Council. The Planning Commission has transmitted a recommendation for the Council's review and vote. No changes will be made to the land use code amendment unless directed by Council. The council will be reviewing this proposal again tomorrow night at their study session.

We encourage you to share your feedback directly with the Council by emailing them at [council@bellevuewa.gov](mailto:council@bellevuewa.gov).

Thank you,  
Nick



**Nick Whipple**  
**Code and Policy Director**

Development Services, City of Bellevue  
(He/Him)

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

---

**From:** Medina Custom Homes <medinacustomhomes@gmail.com>  
**Sent:** Monday, June 9, 2025 6:51:18 PM  
**To:** Whipple, Nicholas <NWhipple@bellevuewa.gov>; Mandt, Kirsten <KMandt@bellevuewa.gov>; PlanningCommission <PlanningCommission@bellevuewa.gov>  
**Cc:** Veronica Shakotko <Vshakotko@mbaks.com>; Jay Welch <jwelch@mbaks.com>  
**Subject:** Bellevue Middle Housing Code Comment

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

Hello All,

I am reviewing the proposals and will appreciate it if you can share these comments with the broader team for review and feedback.

Any proposed guideline that is more stringent than the state model ordinance has the potential to bog down City resources in long and expensive lawsuits due to SB 5148 - **Builder's Remedy Senate Bill 5148.**

1) **FAR:** The LUCA guidelines should meet the FAR guidelines proposed by the state model ordinance. For instance, 4 units should yield a FAR of 1.2 instead of 1.0 as proposed below

2) **Height 38'** - :

The key issue that will come up with MH units is parking for multiple units on a lot. This can be addressed in few ways

- On Street Parking - Not desirable
- Front Yard - It is not possible with the 50% greenscape requirement for "**Minimum Greenscape Percentage of Front Yard Setback (40)(51)**"
- Tuck-In - This is the only feasible option

It will be good to keep the State prescribed height of 38' to not only be in compliance with State Model Ordinance but also explore the possibility of parking + 3 floors of living space. The lower floor can be mandated to be parking only, if that helps.

Any MH code for a suburb like Bellevue should explore proper parking as the City is very different from Seattle and parking on street is very undesirable. Please let us know your thoughts.

distance from a major transit stop

front

| Dimensional Comparison to State Model Ordinance                                                                                                                                           |                                  |                     |                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|---------------------|------------------|
| Standard                                                                                                                                                                                  | State Model Ordinance & Guidance | LUCA Recommendation |                  |
| FAR                                                                                                                                                                                       | All Lots                         | Lots ≤ 10,000 sf    | Lots > 10,000 sf |
|                                                                                                                                                                                           | 1 unit: 0.6                      | 1 unit: 0.5         | 1 unit: 0.5/0.3  |
|                                                                                                                                                                                           | 2 units: 0.8                     | 2 units: 0.6        | 2 units: 0.5     |
|                                                                                                                                                                                           | 3 units: 1.0                     | 3 units: 0.8        | 3 units: 0.6     |
|                                                                                                                                                                                           | 4 units: 1.2                     | 4 units: 1.0        | 4 units: 0.7     |
|                                                                                                                                                                                           | 5 units: 1.4                     | 5 units: 1.2        | 5 units: 0.75    |
|                                                                                                                                                                                           | 6 units: 1.6                     | 6 units: 1.5        | 6 units: 0.9     |
| Note: The Model Ordinance tested FAR limits on lots between 4,000 and 7,500 square feet, while typical lot sizes in Bellevue are larger - often ranging from 10,000 to 20,000 square feet |                                  |                     |                  |

-----  
Development Standards (Setbacks, Height, Lot Coverage):

- *Current proposal:* More flexibility than single-family standards (e.g., 38 ft building height).
- *Option:* Reduce height to 32 ft flat / 35 ft pitched roofs to better match single-family zones while maintaining feasibility.

## Nesse, Katherine

---

**From:** Megan Warren <megan@terrenehomes.com>  
**Sent:** Tuesday, June 10, 2025 8:44 AM  
**To:** PlanningCommission; Council  
**Subject:** Terrene Homes Comments - Bellevue Planning Commission 6/10 Study Session  
**Attachments:** 06-10-2025 Terrene Homes Letter PC Study Session.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

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

Dear Planning Commission Members,

Attached is a letter from Terrene Homes outlining our concerns with the recent shift from city council regarding the proposed Land Use Code Amendments related to HB 1110 and HB 1337.

We are particularly concerned about the removal of key FAR exemptions and the lack of meaningful incentives for middle housing. These changes risk making future single-family and middle housing projects financially unworkable.

We urge the Commission and the City Council to preserve existing FAR allowances or ensure strong incentives are included to support housing production.

Thank you for your attention to this matter.

**MEGAN WARREN**  
INTERIOR DESIGN AND MARKETING MANAGER  
O 425.822.8848 x110  
C 425.308.1642

**TERRENE**

2630 116th Ave NE, Ste 101  
Bellevue, WA 98004  
**TERRENEHOMES.COM**

# TERRENE

Dear Planning Commission Members,

On behalf of Terrene Homes, a regional homebuilder with numerous past and ongoing projects within the City of Bellevue, I am writing to share our comments on the proposed Land Use Code Amendments (“LUCA”) related to compliance with House Bills 1110 and 1337.

We understand the City Council has recently signaled a desire to implement only the minimum requirements under these state mandates, and that the matter has been referred back to the Planning Commission for further study. While we appreciate the community’s concerns about increased density, we are equally concerned that the sudden shift toward minimum compliance may unintentionally undermine the viability of both single-family and middle housing development.

Specifically, we are concerned about the proposed repeal of existing Floor Area Ratio (“FAR”) design exemptions in Bellevue Land Use Code 20.20.010.043, and the further floor area restrictions being considered for larger parcels. These measures—if enacted without offsetting incentives—would significantly reduce the feasibility of both single-family and middle housing projects.

Prior to this shift, the proposed loss of FAR exemptions was to be mitigated by increased FAR allowances for additional dwelling units, full exemptions for attached ADUs and partial exemptions for ADU garages. That approach at least provided a path forward for more diverse housing types. However, if those incentives are now being removed and existing criteria is being scaled back - the result will be further net loss in buildable area—making land deals impossible to pencil out. This, in turn, would limit housing production, drive up costs, and continue to displace opportunity from within Bellevue.

Accordingly, we respectfully urge the Commission to recommend one of the following two paths to City Council:

1. **Retain all existing floor area criteria and exemptions** to maintain a functional baseline for future development; or
2. **Ensure the inclusion of meaningful FAR incentives** for middle housing and ADUs, as originally proposed.

Bellevue’s ability to meet its housing goals under the Growth Management Act—and the spirit of HB 1110—depends on a code framework that not only complies with state law, but also provides realistic pathways for a diverse mix of housing.

Thank you for your time and consideration,

Tom Adams  
Entitlements Manager  
Terrene Homes

## Nesse, Katherine

---

**From:** Ann Brashear <abrashear@comcast.net>  
**Sent:** Tuesday, June 10, 2025 9:06 AM  
**To:** PlanningCommission  
**Cc:** Nesse, Katherine  
**Subject:** Newport Neighborhood - Preliminary Comments on Draft NAP  
**Attachments:** NAP draft ARB comments 6-9-25.docx

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Hello Planning Commissioners and Dr. Nesse,

I've attached a copy of the text of the initial draft of our Newport NAP in which I've added comments and corrections (these are highlighted in yellow).

These are preliminary comments – the narrative text and some of the key policy proposals are entirely new and the community has had only a few days to review them (I think I am one of the few who have been able to spend time on this, since the info meeting last Thursday evening when we were informed about the availability of this draft). Sadly, the outreach and communication from the city to our neighborhood in the NAP process for Newport has been “glitchy” throughout.

Having pointed that out, I urge you not to rush this to public hearing (July 9 is much too soon) but to give staff time to close the gaps in the communication and to give Newport residents adequate time to review, consider and respond to the draft.

I appreciate the staff's hard work on this Comp Plan component that's so very important and personal to me and my neighbors.

Ann Brashear

## **NEWPORT**

### **The Vision**

Newport is a connected neighborhood with strong social bonds and a deep relationship with the natural environment. The future of the Newport neighborhood is built around supporting connections between neighbors and with the natural world. Newport is home to residents from a variety of cultural and economic backgrounds. Residents often experience the area through smaller sub-neighborhoods and value the hometown atmosphere of the neighborhood. Residents, business owners, and visitors work together to build and maintain the social fabric of the area. The Neighborhood Center on 119th Ave SE between SE 56th St and SE 60th Street is a unique commercial area that contributes to the identity and convenience/functionality of the neighborhood as a tucked away gem. The neighborhood is anchored by wild areas full of life. It is connected internally and to the region through well-designed roads, **convenient transit (bus connections to transit hubs)**, trails, sidewalks, bike lanes and paths. Growth of residents and businesses is supported by transportation infrastructure, environmental amenities and community facilities.

### **Relationship to the Comprehensive Plan**

The Newport Neighborhood Area Plan contains policy direction consistent with the citywide policies in Volume 1 but with details specific to the Newport context. Some of the features that give Newport its character are the neighborhood center and its strong connection to natural areas and Lake Washington.

### **Community Context**

The Newport neighborhood area is **a** primarily a residential area in the southwest corner of Bellevue. It straddles I-405 south of I-90 to the southern boundary of the City. It is bounded to the west by Lake Washington and to the east by **the** Factoria and Somerset neighborhoods.

### **Neighborhood Area Planning**

Planning for the 16 neighborhood areas in Bellevue is directed by 3 policies in the Neighborhoods Element (NH-17, NH-18, NH-19) of Volume 1.

- NH-17. Use the neighborhood area planning process to implement citywide policies adopted within the comprehensive plan.

**Did you also mean to include NH-18 and NH-19 here?**

### **History and Continued Evolution**

Prior to farming by Europeans, there is evidence that the area now known as Newport Shores was a settlement and port used by native people. When Europeans took control of the area, it was converted to farming and natural resource extraction. Newport's early settlement by Europeans was tied to the logging industry and the discovery of coal around nearby Cougar Mountain in 1863. Later coal was extracted within the neighborhood area at Newcastle Mine which contributed to the booming local coal industry in the 1870s and 1880s. A railway connected the coal mines to the shores of Lake Washington in Newport where it would then be barged over to Seattle. That rail line

and the interurban rail line that connected to Kent, Auburn, Puyallup, and Seattle was the basis for the route of the road that is now I-405 and Eastrail, the active transportation route that runs parallel to it through the Newport neighborhood.

Newport Landing became a population hub revolving around the ferry service to Seattle and the railroad in the late 1800s. The mining and timber industries were central to the local economy. In 1916 Lake Washington was lowered by approximately 9 feet through the completion of the Lake Washington Ship Canal, the Montlake Cut, and the Chittenden Locks. This transformative infrastructure project had a dramatic impact on the local environment as land that was previously submerged became developable and important ecological features such as the Mercer Slough were changed by the lower water table.

The completion of the original Lacey V. Murrow floating bridge (I-90) in 1940 laid the foundation for a dramatic increase in residential development that began in the 1950s. This coincided with the regional “Boeing Boom” which drew thousands of workers and their families to the area. The real estate company White and Bollard platted and planned the subdivisions of Newport Hills in 1958, and five years later the Newport Hills Shopping Center was completed.

Compared to the big evolution of the area in the first half of the 20th Century, the contemporary neighborhood’s-built environment has largely remained largely static over the past 50 years. The total population of the neighborhood has increased only modestly (Figure NP-1), however, the needs of residents have changed. Many of the original residents were white families with young children. The current demographic profile is much more diverse in age, race, and family status. Recent developments in recreation facilities such as Eastrail and the completion of Newport Hills Woodlawn Park provide current residents with enhanced recreation opportunities and access to nature.

#### **Community Profile** [table omitted]

#### **Neighborhood Conditions and Built Form**

Newport has historically been a major node in the regional transportation system with its access to Lake Washington as a site of settlement of native people and later as a transfer point for moving coal and timber out of the neighborhood. The residential development of the area, however, was designed to turn the area into self-contained neighborhoods with limited connections to regional destinations, even as those routes were carried forward. The old interurban rail line is now Eastrail and I-405 developed from a road that connects to a highway that can be a barrier. The neighborhood is made up of many sub neighborhoods that developed in the middle-20th century to follow the topography of the hilly area. I-405 bifurcates the neighborhood and limits connections between the sub neighborhoods to the West and those to the East.

Many Newport residents identify closely with their sub-neighborhood, usually defined by unique signage and other features, housing styles and the boundaries of the original development. The sub-neighborhoods east of I-405 revolve around the Neighborhood Center at the top of Newport Hills and the sub-neighborhoods west of I-405 maintain a strong connection to Lake Washington. Because of the geographic challenges of the hills, streams and the lake and the presence of I-405 and its interchanges, access to and from the neighborhood is limited, especially by car. Same is

true of busses, walking, biking, scootering etc. There are primarily four street access points on and off the hills east of I-405 and two street access points in and out of the area west of I-405. The local street network is typical of suburban development with winding streets focused on fitting in with the topology and natural areas.

## **Neighborhood Challenges and Opportunities**

### *Community Change*

Newport community members value community interconnectedness. The residents of the newly built neighborhood in the 1950s were largely young families. This is reflected in the development of three school facilities in Newport. As young families age and residents' jobs and family situations change, the uniformity of the early community has changed. Today, residents are more diverse in age, race and family make-up. The social life of the early neighborhood revolved around the swim and tennis club, the retail area -- now designated a neighborhood center -- and the schools. Today, with the more diverse neighborhood, these contexts remain very important although social connections are made in more contexts. However, the neighborhood center remains the key social and economic hub particularly of the area east of I-405 and the social life of the neighborhood remains a priority for many people, both new and old residents.

### *Connectivity Challenges and Transit Access*

Historically, connection to other places was primarily across the lake both for native people and early settlers that transported the coal and lumber across the lake. Those early routes have been supplanted by other connection needs. Walking paths wind throughout the neighborhood, including Eastrail that connects Bellevue to the region. However, the trails are managed by a variety of public entities, including schools, the city, utilities, and other jurisdictions. Eastrail runs parallel to I-405 but connections to it are limited from the more populous, east side of I-405. In addition, the trail network connects to trails in other jurisdictions such as King County and Newcastle. The road network remains a challenge both for active transportation modes as well as for cars. I-405 limits access to neighborhoods to the west and to Lake Washington. There are only two arterials that provide access to the neighborhood to the east of I-405. Improving connections from the neighborhood to other places is a primary priority for the neighborhood.

### *Environment and Natural Areas*

One of the prized characteristics of the neighborhood is the many trails and forested parks that snake their way through the neighborhood. This is in part due to the topography. The steep ravines that are difficult for residential construction create excellent habitat for wildlife and trails through natural areas. Connection to nature is one of the defining features of the neighborhood. Maintaining and enhancing that connection through trails, tree canopy, and neighborhood and regional parks is a priority for the neighborhood.

## **Neighborhood Center in Newport**

A Neighborhood Center is a small commercial or mixed-use area in a location that is otherwise primarily residential. Neighborhood Centers are often anchored by grocery stores and often meet the daily needs of local residents. Policy support for Neighborhood Centers



is in the Land Use Element (LU-16, LU-17, and LU-18) of Volume 1. Newport contains one Neighborhood Center, which is named for the largest retail parcel but includes the commercial and mixed use area around that parcel as well.

- Newport Hills Shopping Center

## **An Urban Design Framework for Newport**

An urban design framework visualizes design strategies and provides policy guidance on how to improve public spaces within Newport to achieve the vision. The framework builds from what the community identified as opportunities and challenges for accessing and using public spaces within the neighborhood today.

## **Urban Design and Public Spaces**

Urban design is the practice of planning and designing the physical environment of a community. Within a neighborhood area plan, urban design can improve the design and function of public spaces, including community gathering spaces, parks, plazas, streets, trails, natural areas and public art. Rather than focusing on the design of a specific place, urban design considers how experiencing different public spaces throughout a neighborhood provides for enhanced gathering and social interactions, a more attractive public realm, improved neighborhood connectivity, and a clear neighborhood identity.

## **Enhancing Neighborhood Connectivity**

Arterials such as 118th Avenue SE/Lk Wa Blvd SE, 119th Avenue SE, Coal Creek Pkwy, and SE 60th Street are primarily how people move in and out of Newport's neighborhoods. The community have noted few access points in and out of neighborhoods, lack of connectivity between local and regional trails, and incomplete pedestrian infrastructure along arterials such as SE 60th Street.

An urban design framework for enhancing neighborhood connectivity in Newport entails potential design strategies as illustrated conceptually by the following concept map and supported by neighborhood area plan policies:

- More pedestrian and cycling through-connections within Newport's Neighborhood Center to provide safe and convenient access to schools, parks, and housing, especially when these areas redevelop in the future.
- Enhanced access to transit options such as the Newport Hills Park & Ride, allowing community members to access opportunities and services across the city and region.
- Improved pedestrian crossings on arterials, such as SE 60th Street, 119<sup>th</sup> Avenue SE, and 118th Avenue NE/Lk Wa Blvd SE, that provide frequent and high-visibility opportunities for pedestrians to cross the street.
- Enhanced thresholds into Newport, especially from the trail system, using wayfinding and other safety improvements to help community members navigate between the trailhead and their intended destination.

[map omitted]

## Enhancing Neighborhood Gathering Spaces

The Newport community has expressed a desire for more public places to gather and to make intergenerational connections, as many of these opportunities are located outside the neighborhood area. Several privately-owned properties throughout the neighborhood serve as community spaces by hosting local activities and events, while others have expressed a desire to become that type of accessible, community-oriented space in the future. Curious what these “interested” properties are?

### Third Places

Third places are places that people go to when they are neither home nor at work that are seen as spaces to provide connection and build community. They can occur informally in any public or privately-owned place as long as it is known to the community as a safe and welcoming space with low barriers to entry.

An urban design framework for enhancing neighborhood gathering spaces in Newport entails potential design strategies as illustrated conceptually by the following concept map and supported by neighborhood area plan policies:

- Strengthened role of Newport’s Neighborhood Center as a place for community to gather for social, educational, etc. purposes and to access goods and services.
- Community partnerships with organizations, business owners, property owners, and faith-based communities to develop their existing spaces as third places
- Potential new neighborhood-scale parks to increase the community’s access to open space and recreation, especially in areas of Newport not well-served today
- Environmental enhancements that improve the aesthetic and functional qualities of natural features, such as Coal Creek and Lake Washington
- New and enhanced pedestrian corridors that provide better connectivity between and into neighborhood gathering spaces
- Enhanced thresholds into Newport’s numerous nature parks and trails, using art and other creative elements to reflect the neighborhood’s natural beauty and history
- Arterial streetscape enhancements to make streets, such as SE 60th Street and 119th Avenue NE, attractive, safe, and comfortable corridors for people to walk and bike to gathering spaces throughout Newport

[map omitted]

## Neighborhood Policy Summary

### Neighborhood Identity

A neighborhood identity evolves over time as residents and businesses change, reflecting the varied history of the area and incorporating the cultures and needs of new residents and businesses.

Because of its central hub of commercial/retail, professional offices, churches, schools and the

swim and tennis club Newport, particularly the portion east of I-90, has a strong neighborhood identity as a “small town within the big city.” Newport has a very close tie to nature, through its multiple parks and through the connection to Lake Washington via Newcastle Beach Park. The trails and pedestrian paths link sub-neighborhoods together and to parks and points outside the neighborhood.

### **Neighborhood Center**

Neighborhood Centers are nodes of commercial activity in otherwise residential areas. The primary purpose is to serve the daily needs of the local residents and be a focus of more dense housing development to the extent supported by the surrounding context. The Neighborhood Center, on and around the Newport Hills Shopping Center, serves as a hub of activity and identity point for the community. The future of this area will be a mixed-use area focused on a pedestrian-oriented commercial district.

### **Community Gathering Spaces**

People in Newport value good relationships with the people that live around them and strive for an interconnected neighborhood. There are key places of connection such as the Newport Shores Yacht Club, the Newport Swim and Tennis Club, Newport Heights Elementary, and the Newport Hills Community Church, but there are opportunities to develop other indoor and outdoor points of connection on vacant Bellevue School District property and in other community-focused spaces.

### **Mobility and Access**

Connecting to places outside of the neighborhood is a challenge. The topography and regional transportation system restricts access to the neighborhood by car, bike or bus to a limited number of points. There is one transit route through the neighborhood. However, there the regional transportation system does offer the potential for better connections. Eastrail runs through the portion of the neighborhood west of I-90, and with better connections to areas to the west east of I-405, could be a primary connector. In addition, there is an opportunity to better connect to the light rail and regional transit at the South Bellevue and Downtown stations and at a future station near Factoria.

### **Environment**

Bellevue prides itself as being a “City in a Park” and that is very clear in Newport. The neighborhood is stitched between forested parks and Lake Washington. Bellevue seeks to ensure that the parks, trails, and other natural areas provide a safe and connected habitat for fish and wildlife.

### **Goals & Policies**

Newport strives to build connections within the neighborhood through the growth of community gathering spaces and linking trails together into a cohesive system.

### **Neighborhood Identity**

**Goal.** Support a walkable community with strong connection with natural areas and convenient local shopping and service opportunities.

|         |                                                                                                                                                                                                                                                                                                                                 |
|---------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| S-NP-1. | Support Newport's identity as a diverse and connected community, anchored by forested natural areas and connections to streams and Lake Washington.                                                                                                                                                                             |
| S-NP-2. | Identify locations and thresholds that are significant to the community and contribute to the neighborhood's identity.                                                                                                                                                                                                          |
| S-NP-3. | Reflect the continuing contributions of many different cultures to Newport in the design of public spaces and through public art.                                                                                                                                                                                               |
| S-NP-4. | Connect the Neighborhood Center with residential areas through a network of safe, pedestrian and bicycle facilities.                                                                                                                                                                                                            |
| S-NP-4A | Preserve the "small town within the city" neighborhood identity by encouraging redevelopment of the properties comprising the Neighborhood Center at a scale appropriate to their context.                                                                                                                                      |
| S-NP-5. | Preserve existing visual features such as trees and hilltops, public views of water, and open space in new development when feasible.                                                                                                                                                                                           |
| S-NP-6. | Strive to minimize loss of trees, especially on slopes and hilltops, by enforcing Bellevue's tree code, mitigate unavoidable tree removal, and maintain and expand the tree canopy does this include the developed parts of the neighborhood? i.e. schools and private property too? and forested environment in natural areas. |

### Neighborhood Center

**Goal.** Support the continued evolution of the commercial heart of the neighborhood and encourage small and unique businesses to locate and grow to support the daily needs of the neighborhood.

|          |                                                                                                                                                                                                                                                                                           |
|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| S-NP-7.  | Support a neighborhood-serving commercial district as shown on Map LU-2 (Volume 1) Neighborhood Centers as a walkable mixed use area, with neighborhood-serving businesses and other services, adequate parking for this car-dependent neighborhood, and multiple transportation options. |
| S-NP-8.  | Encourage new buildings to be located adjacent to the sidewalk to create an engaging street life for pedestrians in the Neighborhood Center.                                                                                                                                              |
| S-NP-9.  | Encourage the inclusion of small commercial spaces to accommodate new and displaced businesses in new commercial development.                                                                                                                                                             |
| S-NP-10. | Encourage the retention of businesses impacted by redevelopment in the new development.                                                                                                                                                                                                   |
| S-NP-11. | Support the unique identity of the Neighborhood Center as a center of community life and commercial activity through signage, public art and activities.                                                                                                                                  |
| S-NP-12. | Encourage the construction of multifamily and/or middle housing within the Neighborhood Center to the extent supported by the surrounding context.                                                                                                                                        |

### Community Gathering Places

**Goal.** Provide for the evolving social needs of residents through the formation of new indoor and outdoor community gathering spaces in partnership with Bellevue School District and other entities and organizations.

|          |                                                                                                                                                                                                                                                                                                                                                                                            |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| S-NP-13. | Create accessible, affordable and welcoming indoor gathering places that support community needs and encourage intergenerational connections on City property or in partnership with organizations like schools, faith communities and social clubs, or by leasing suitable space within commercial property in the Neighborhood Center, or from Bellevue School District or other owners. |
| S-NP-14. | Identify locations and partners to support a community-serving facility augmented? to support residents and coordinate resource distribution and services before, during and after a hazard event. The only purpose of this “facility” is for hazard events?                                                                                                                               |
| S-NP-15. | Encourage the Bellevue School District to include community-serving uses, such as a community center, daycare and/or senior center we want all of these in the redevelopment of its property and support the use of surplus Bellevue School District property as third places open to the public.                                                                                          |
| S-NP-16. | Collaborate with Bellevue School District on the joint use of public property to benefit operational needs of both the City and the District.                                                                                                                                                                                                                                              |
| S-NP-17. | Support multi-functional, programmable parks and other outdoor spaces for sports, cultural activities, community gatherings, events and recreation opportunities that meet the needs of the community.                                                                                                                                                                                     |
| S-NP-18. | Acquire parcels suitable for neighborhood parks, especially where such parcels can be connected to the trail system.                                                                                                                                                                                                                                                                       |

## Mobility and Access

**Goal.** Meet the needs of people using all forms of transportation to circulate within the neighborhood and connect to places outside the neighborhood.

|          |                                                                                                                                                                                                                                                            |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| S-NP-19. | Develop the transportation network to address the mobility needs of a growing and evolving community.                                                                                                                                                      |
| S-NP-20. | Improve the experience of people walking, biking, rolling and taking transit through the use of greenery, trees and landscaping.                                                                                                                           |
| S-NP-21. | Address cut-through traffic, speeding and other traffic safety concerns through traffic calming measures that adhere to Vision Zero and Complete Streets principles.                                                                                       |
| S-NP-22. | Support the expansion of transit service in the neighborhood, connecting with Downtown Bellevue, light rail service and the region.                                                                                                                        |
| S-NP-23. | Expand and connect the public trail network as land and funding become available in collaboration with other public landowners                                                                                                                             |
| S-NP-24. | Collaborate with King County and other managers of local trails to implement signage to help people identify entrances to and connect between trail systems.                                                                                               |
| S-NP-25. | Support the continued use of and improvements to easements, such as the Pipeline Trail, for active transportation such as walking and biking.                                                                                                              |
| S-NP-26. | Work with Newcastle and King County to connect to trail systems across jurisdictions.                                                                                                                                                                      |
| S-NP-27. | Work with school districts to enhance trails that pass through or are adjacent to school district property and connect them to the rest of the trail system, and to enhance access to and parking for parks that are adjacent to school district property. |

|          |                                                                                                                                                                                                                |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| S-NP-28. | Support the expansion and enhancement of the pedestrian network with an emphasis on safety and connectivity.                                                                                                   |
| S-NP-29. | Expand and connect bicycle network facilities consistent with the Mobility Implementation Plan.                                                                                                                |
| S-NP-30. | Expand on- and off-street pedestrian and bicycle facilities to connect people to Eastrail safely from nearby destinations.                                                                                     |
| S-NP-31. | Coordinate with WSDOT to improve the I-405 crossing at the Lake Washington Boulevard interchange to provide safer and more comfortable active transportation connections to Eastrail and Newcastle Beach Park. |

## Environment

**Goal.** Care for the many parks, trails and green areas in the neighborhood, promoting safe water and fish and animal habitats and contributing to the health of the larger ecosystem.

|          |                                                                                                                                                                                                                                                                                                                           |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| S-NP-32. | Work with partners to preserve and enhance the wildlife habitat in Coal Creek <b>Natural Area</b> , Newport Hills Woodlawn Park, Newcastle Beach Park, Mercer Slough Nature Park and the creeks and green corridors between and adjacent to them.                                                                         |
| S-NP-33. | Expand access to Lake Washington and its tributary creeks and streams to support their ecological functions, and contribute to educational or recreational opportunities for the community.                                                                                                                               |
| S-NP-34. | Support efforts to enhance the water quality in streams and creeks to support fish and animal life.                                                                                                                                                                                                                       |
| S-NP-35. | <b>Require</b> <del>Encourage</del> the use of low impact development techniques in new developments and public spaces, especially in areas with significant impervious surface coverage, to minimize flooding and contamination of Coal Creek and other neighborhood streams to support human, fish and wildlife health. |
| S-NP-36. | Add information signage throughout the neighborhood about the history of the region, the natural areas, the animal habitat, and how people can contribute to the health of the environment.                                                                                                                               |
| S-NP-37. | Collaborate with King County and King County Conservation District to prepare the neighborhood and its natural areas in the wildland-urban interface to be resilient against brush fires and wildfires.                                                                                                                   |

## Nesse, Katherine

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**From:** Medina Custom Homes <medinacustomhomes@gmail.com>  
**Sent:** Tuesday, June 10, 2025 9:55 AM  
**To:** Whipple, Nicholas; Mandt, Kirsten; PlanningCommission; Council  
**Cc:** Veronica Shakotko; Jay Welch  
**Subject:** Bellevue Middle Housing Code Comment - SB 5148 and FAR / 38' height

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Hello,

I am a Bellevue resident and have been following the Middle Housing comments from the previous meetings. Based on my discussions with a few of my colleagues, I shared some feedback with the City staff but they asked me to reach out to the Council.

There is discussion regarding a phased approach to MH which would be welcome. However, we also want to make sure that there is smooth implementation of this bill without confusion. With the recent passage of SB 5148 - **Builder's Remedy** **Senate Bill 5148**, any bill that falls short of state mandate would eventually result in long, undesirable and expensive litigation that is unwarranted use of City's limited resources.

I request the City Council to review some of these proposed changes for compliance with the State Mandate. I have highlighted two of them below:

1) **FAR:** The LUCA guidelines should meet the FAR guidelines proposed by the state model ordinance. For instance, 4 units should yield a FAR of 1.2 instead of 1.0 as proposed below and 6 units at FAR of 1.6

### 2) **Height 38'**

The key issue that will come up with MH units is parking for multiple units on a lot. This can be addressed in few ways

- On Street Parking - Not desirable
- Front Yard - It is not possible with the 50% greenscape requirement for " **Minimum Greenscape Percentage of Front Yard Setback (40)(51)** ". Unless this is relaxed, cars will wind up parked on the streets.
- *Tuck-In - This is the only feasible option*

It might be a good option to consider keeping the State mandated height of 38' and primarily keep it for parking with 3 floors of living space above. The lower floor can be restricted to be parking only, if that helps. It is very important for us to plan for parking in Bellevue as it is still not connected. Any MH code for a suburb like Bellevue should explore proper parking as the City is very different from Seattle and parking on street is very undesirable. We will also welcome any other option for car parking.

| Dimensional Comparison to State Model Ordinance                                                                                                                                           |                                  |                     |                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|---------------------|------------------|
| Standard                                                                                                                                                                                  | State Model Ordinance & Guidance | LUCA Recommendation |                  |
| FAR                                                                                                                                                                                       | All Lots                         | Lots ≤ 10,000 sf    | Lots > 10,000 sf |
|                                                                                                                                                                                           | 1 unit: 0.6                      | 1 unit: 0.5         | 1 unit: 0.5/0.3  |
|                                                                                                                                                                                           | 2 units: 0.8                     | 2 units: 0.6        | 2 units: 0.5     |
|                                                                                                                                                                                           | 3 units: 1.0                     | 3 units: 0.8        | 3 units: 0.6     |
|                                                                                                                                                                                           | 4 units: 1.2                     | 4 units: 1.0        | 4 units: 0.7     |
|                                                                                                                                                                                           | 5 units: 1.4                     | 5 units: 1.2        | 5 units: 0.75    |
|                                                                                                                                                                                           | 6 units: 1.6                     | 6 units: 1.5        | 6 units: 0.9     |
| Note: The Model Ordinance tested FAR limits on lots between 4,000 and 7,500 square feet, while typical lot sizes in Bellevue are larger - often ranging from 10,000 to 15,000 square feet |                                  |                     |                  |

#### Development Standards (Setbacks, Height, Lot Coverage):

- *Current proposal:* More flexibility than single-family standards (e.g., 38 ft building height).
- *Option:* Reduce height to 32 ft flat / 35 ft pitched roofs to better match single-family zones while maintaining feasibility.

Thank you  
Mukul



## Nesse, Katherine

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**From:** Antonio Hernandez <antonio@terrenehomes.com>  
**Sent:** Tuesday, June 10, 2025 10:42 AM  
**To:** PlanningCommission  
**Subject:** Bellevue Planning Commission Meeting  
**Attachments:** 06-10-2025 Terrene Homes Letter PC Study Session.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Dear Planning Commission Members and City Council,

Attached is a letter from Terrene Homes outlining our concerns with the recent shift from city council regarding the proposed Land Use Code Amendments related to HB 1110 and HB 1337.

We are particularly concerned about the removal of key FAR exemptions and the lack of meaningful incentives for middle housing. These changes risk making future single-family and middle housing projects financially infeasible.

We urge the Commission and the City Council to preserve existing FAR allowances or ensure strong incentives are included to support housing production.

Thank you for your attention to this matter.

**ANTONIO HERNANDEZ**

PLAN DESIGNER II

**O** 425.822.8848 x107

**C** 206.920.6167



2630 116th Ave NE, Ste 200

Bellevue, WA 98004

**TERRENEHOMES.COM**

# TERRENE

Dear Planning Commission Members,

On behalf of Terrene Homes, a regional homebuilder with numerous past and ongoing projects within the City of Bellevue, I am writing to share our comments on the proposed Land Use Code Amendments (“LUCA”) related to compliance with House Bills 1110 and 1337.

We understand the City Council has recently signaled a desire to implement only the minimum requirements under these state mandates, and that the matter has been referred back to the Planning Commission for further study. While we appreciate the community’s concerns about increased density, we are equally concerned that the sudden shift toward minimum compliance may unintentionally undermine the viability of both single-family and middle housing development.

Specifically, we are concerned about the proposed repeal of existing Floor Area Ratio (“FAR”) design exemptions in Bellevue Land Use Code 20.20.010.043, and the further floor area restrictions being considered for larger parcels. These measures—if enacted without offsetting incentives—would significantly reduce the feasibility of both single-family and middle housing projects.

Prior to this shift, the proposed loss of FAR exemptions was to be mitigated by increased FAR allowances for additional dwelling units, full exemptions for attached ADUs and partial exemptions for ADU garages. That approach at least provided a path forward for more diverse housing types. However, if those incentives are now being removed and existing criteria is being scaled back - the result will be further net loss in buildable area—making land deals impossible to pencil out. This, in turn, would limit housing production, drive up costs, and continue to displace opportunity from within Bellevue.

Accordingly, we respectfully urge the Commission to recommend one of the following two paths to City Council:

1. **Retain all existing floor area criteria and exemptions** to maintain a functional baseline for future development; or
2. **Ensure the inclusion of meaningful FAR incentives** for middle housing and ADUs, as originally proposed.

Bellevue’s ability to meet its housing goals under the Growth Management Act—and the spirit of HB 1110—depends on a code framework that not only complies with state law, but also provides realistic pathways for a diverse mix of housing.

Thank you for your time and consideration,

Tom Adams  
Entitlements Manager  
Terrene Homes

## Nesse, Katherine

---

**From:** Sergio Gonzalez <sergio@terrenehomes.com>  
**Sent:** Tuesday, June 10, 2025 10:42 AM  
**To:** Council; PlanningCommission  
**Subject:** House Bills 1110 and 1337.  
**Attachments:** 06-10-2025 Terrene Homes Letter PC Study Session.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Thank you for your attention to this matter.

Thank you  
Sergio Gonzalez  
(206)730-9406  
sergio@terrenehomes.com  
TERRENE HOMES  
2630 116th Ave NE Suite 200  
Bellevue WA 98004

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Tom Adams  
Entitlements Manager  
Terrene Homes

## Nesse, Katherine

---

**From:** Josa Hodge <josa@terrenehomes.com>  
**Sent:** Tuesday, June 10, 2025 10:49 AM  
**To:** Council; PlanningCommission  
**Subject:** Bellevue Planning Commission Meeting  
**Attachments:** 06-10-2025 Terrene Homes Letter PC Study Session.pdf

**Follow Up Flag:** Follow up  
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**[EXTERNAL EMAIL] Use caution when clicking links or opening attachments.**

Dear Planning Commission Members and City Council,

Attached is a letter from Terrene Homes outlining our concerns with the recent shift from city council regarding the proposed Land Use Code Amendments related to HB 1110 and HB 1337.

We are particularly concerned about the removal of key FAR exemptions and the lack of meaningful incentives for middle housing. These changes risk making future single-family and middle housing projects financially infeasible.

We urge the Commission and the City Council to preserve existing FAR allowances or ensure strong incentives are included to support housing production.

Thank you for your attention to this matter.

**JOSA HODGE**  
**PROJECT ACCOUNTANT**  
**O 425.822.8848 x108**

**TERRENE**

**2630 116th Ave NE, Ste 200**  
**Bellevue, WA 98004**  
**[TERRENEHOMES.COM](https://terrenehomes.com)**

# TERRENE

Dear Planning Commission Members,

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Thank you for your time and consideration,

Tom Adams  
Entitlements Manager  
Terrene Homes

## Nesse, Katherine

---

**From:** Wade Metz <wade@terrenehomes.com>  
**Sent:** Tuesday, June 10, 2025 10:51 AM  
**To:** PlanningCommission; Council  
**Subject:** middle housing  
**Attachments:** 06-10-2025 Terrene Homes Letter PC Study Session.pdf

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Thank you for your attention to this matter.

### **WADE METZ**

FOUNDER

**C** 206.423.3808

**O** 425.822.8848

# TERRENE

2630 116th Ave NE, Ste 101

Bellevue, WA 98004

**TERRENEHOMES.COM**

# TERRENE

Dear Planning Commission Members,

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Tom Adams  
Entitlements Manager  
Terrene Homes



## Nesse, Katherine

---

**From:** Garrett Wine <Garrett@terrenehomes.com>  
**Sent:** Tuesday, June 10, 2025 10:52 AM  
**To:** PlanningCommission  
**Subject:** Bellevue Planning Commission Meeting  
**Attachments:** 06-10-2025 Terrene Homes Letter PC Study Session.pdf

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Thank you for your attention to this matter.

**GARRETT WINE**  
LAND DEVELOPMENT MANAGER  
C 864.520.6130  
O 425.822.8848

**TERRENE**

2630 116th Ave NE, Ste 101  
Bellevue, WA 98004  
**TERRENEHOMES.COM**

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Thank you for your time and consideration,

Tom Adams  
Entitlements Manager  
Terrene Homes

## Nesse, Katherine

---

**From:** Ray Osburn <rayosburn@comcast.net>  
**Sent:** Tuesday, June 10, 2025 11:02 AM  
**To:** PlanningCommission  
**Subject:** Newport Neighborhood Area Plan comment

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Bellevue Planning Commission,

Thank you for taking our feedback on the Draft Newport Neighborhood Area Plan. I understand that I only have a few minutes left to get you a comment, but I'm afraid I haven't had the awareness or the bandwidth to really understand this ion time - particularly with the other LUCa processes (HOMa and Middle Housing) being considered simultaneously. I also feel that the outreach on this has been weak. For that reason - I asked that you request further outreach and not act on this too soon.

There are many good points and ideas in the draft plan from what I can see so far, but I do believe it could be improved some - particularly with a more accurate description of the access challenges (not just for cars) in Newport Hills and the need to consider that for potential growth and redevelopment.

- Ray Osburn, Newport Hills resident.

Sent from my iPad

## Nesse, Katherine

---

**From:** Paola Calderon <paola@terrenehomes.com>  
**Sent:** Tuesday, June 10, 2025 11:03 AM  
**To:** Council; PlanningCommission  
**Subject:** Bellevue Planning Commission Meeting  
**Attachments:** Bellevue Planning Commission Meeting Letter.pdf

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Dear Planning Commission Members and City Council,

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We urge the Commission and the City Council to preserve existing FAR allowances or ensure strong incentives are included to support housing production.

Thank you for your attention to this matter.

-  
**PAOLA CALDERON**  
LAND ACQUISITION MANAGER  
C 425.217.6042  
O 425.822.8848

**TERRENE**

2630 116th Ave NE, Ste 101  
Bellevue, WA 98004  
[TERRENEHOMES.COM](https://www.terrenehomes.com)

# TERRENE

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Tom Adams  
Entitlements Manager  
Terrene Homes

## Nesse, Katherine

---

**From:** Matt Van Damm <matt@terrenehomes.com>  
**Sent:** Tuesday, June 10, 2025 11:06 AM  
**To:** PlanningCommission; Council  
**Subject:** Bellevue Planning Commission Meeting  
**Attachments:** 06-10-2025 Terrene Homes Letter PC Study Session.pdf

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We urge the Commission and the City Council to preserve existing FAR allowances or ensure strong incentives are included to support housing production.

Thank you for your attention to this matter.

Best,

Matt

**MATTHEW VAN DAMM**

PARTNER

**O** 425.822.8848 x102

**C** 347.306.4974

**TERRENE**

2630 116th Ave NE, Ste 101  
Bellevue, WA 98004

**TERRENEHOMES.COM**

# TERRENE

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Tom Adams  
Entitlements Manager  
Terrene Homes

## Nesse, Katherine

---

**From:** Francisca Jaramillo <Francisca@terrenehomes.com>  
**Sent:** Tuesday, June 10, 2025 11:14 AM  
**To:** PlanningCommission  
**Subject:** Bellevue Planning Commission Meeting

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

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Thank you for your time and consideration,

**FRANCISCA JARAMILLO**

ASSOCIATE PLANS MANAGER

**O** 425.822.8848 x113

**C** 206.856.1959

**TERRE**

2630 116th Ave NE, Ste 200  
Bellevue, WA 98004

**TERREHOMES.COM**

## Nesse, Katherine

---

**From:** Jodie Alberts <jodie@bellevuechamber.org>  
**Sent:** Tuesday, June 10, 2025 11:17 AM  
**To:** Villaveces, Andres; Ferris, Carolynn; Goepple, Craighton; Khanloo, Negin; Lu, Jonny; PlanningCommission  
**Cc:** Joe Fain; Jessica Clawson  
**Subject:** PLUSH Comments: Downtown Center Redesignation  
**Attachments:** PLUSH Final Letter\_Downtown Subarea Plan\_06.10.25.pdf

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**Flag Status:** Flagged

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Chair Goepple and Planning Commissioners,

Please find attached a comment letter regarding Item 25-438, the Downtown Center Redesignation, from the Chamber's PLUSH Committee. We appreciate the Commission's decision to pursue redesignation—particularly as a strategy to position Bellevue for future federal transportation funding.

However, we believe certain components of the proposed update extend beyond the scope of this effort's original intent. These elements may warrant broader discussion around both implementation and long-term policy implications.

Thank you for your consideration and for the opportunity to comment.  
Jodie

Jodie Alberts | Vice President of Government Affairs

**Bellevue Chamber of Commerce**

M: 901.834.4261 | O: 425.213.1206 | E: [jodie@bellevuechamber.org](mailto:jodie@bellevuechamber.org)

330 112<sup>th</sup> Ave. NE, Suite 100, Bellevue, WA 98004



## PLUSH COMMITTEE

Permitting, Land Use, Sustainability, & Housing

[bellevuechamber.org](http://bellevuechamber.org)

425-454-2464

[staff@bellevuechamber.org](mailto:staff@bellevuechamber.org)



June 10, 2025

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

### **RE: Downtown Subarea Plan Amendments (Item 25-438)**

Dear Chair Goeppele and Commissioners,

On behalf of the Chamber's PLUSH Committee, thank you for your continued work to guide Bellevue's growth and align the Downtown Subarea Plan with regional planning goals. We appreciate the City's efforts to meet Puget Sound Regional Council (PSRC) requirements for redesignating Downtown Bellevue as a Regional Growth Center and recognize the importance of this process.

While many of the proposed edits appear straightforward and aligned with that purpose, we would like to share a few concerns regarding new policies that extend beyond the scope of a technical update.

One proposal, Policy S-DT-23, seeks to "increase access to affordable commercial space for small-scale retailers to grow and retain small businesses in Downtown." While we support efforts to foster a diverse and vibrant commercial environment, this policy raises several questions. At this stage, there is limited information available about how this would be implemented, what kinds of land use regulations or incentives it may trigger, or how it aligns with existing Comprehensive Plan policies. Introducing a new direction for commercial affordability—particularly in the absence of outreach to affected stakeholders—could create uncertainty for property owners and developers at a time when predictability is critical to advancing Bellevue's housing and economic development goals.

We also noted new references to affordable housing in the draft language. While we support the City's efforts to increase housing supply and affordability, we believe further discussion and engagement would be appropriate before embedding these policies in the Downtown Subarea Plan. Given the significance of Downtown as a growth hub, these types of shifts should be carefully evaluated and clearly tied to both the scope of the update and the City's broader policy framework.

With that in mind, we respectfully recommend the following:

1. **Defer adoption of the affordable commercial space policy (S-DT-23)** until more clarity can be provided regarding its intent and implementation pathway.
2. **Limit this update to items directly necessary for PSRC compliance**, and revisit additional policy changes—such as those related to commercial or residential affordability—through a broader planning process with stakeholder engagement.
3. **Convene a meeting to discuss the proposed policies with the property owners, housing partners, and business community** to ensure future updates are grounded in both Bellevue’s long-term vision and real-world feasibility.

We appreciate your time and thoughtful consideration, and we look forward to continuing to engage as partners in shaping Downtown Bellevue’s future.

Sincerely,



Jodie Alberts  
Vice President, Government Affairs



Jessica Clawson  
PLUSH Committee Chair

## Nesse, Katherine

---

**From:** Craig Spiezle <craigsp@agelight.com>  
**Sent:** Tuesday, June 10, 2025 11:42 AM  
**To:** Council  
**Cc:** Carlson, Diane (she/her); King, Emil A.; PlanningCommission  
**Subject:** Vote No on PC Recommendations

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Dear City of Bellevue Council Members,

My wife and I are writing to express our deep concern regarding the proposed Land Use Code Amendment (LUCA) changes and their impact on Bellevue's neighborhoods—specifically, in Lochleven where we have proudly lived since 2015.

Over the past decade, we've made significant investments in our home, believing that these enhancements would not only improve our quality of life but also preserve our home's value for retirement. Ours is a beautiful, well-kept neighborhood with engaged residents who have similarly invested in their properties. With retirement approaching and in the spirit of aging in place, we made the decision to downsize—purchasing a townhome downtown in January, beginning renovations, and listing our home for sale last month.

The interest in our home was initially strong, with dozens of showings and two serious offers. Unfortunately, both offers were withdrawn. Why? After learning about the City's proposed zoning changes and the impact they would have on privacy, density, and future development—especially along 100th Ave NE—buyers became understandably hesitant. The potential for taller buildings and increased density behind our home has raised legitimate concerns, particularly given the number of rental tear-downs nearby that are ripe for development.

We have also heard from others in the area who are reluctant to sell their homes for the same reasons—worried about declining property values and the challenge of buying elsewhere in Bellevue. These concerns are amplified by the developments allowed for Pinnacle, which has received height increases of over 40%, adding more than 3,000 units just a block away. The resulting congestion, traffic, parking challenges, and shadowing effects are eroding the livability of adjacent neighborhoods. The once-clear buffer between downtown and residential zones is vanishing.

These are not hypotheticals—they are real and immediate consequences. We've already reduced our asking price and prospective buyers repeatedly voice the same message: "It's too risky to buy near downtown Bellevue right now."

The Planning Commission's recommendations, if approved, will have direct, negative financial, lifestyle, and retirement consequences for long-time residents—families who have lived here for years, paid taxes, and helped build Bellevue's reputation as a desirable place to live. This is not responsible or balanced growth; it is density at the expense of existing communities.

We respectfully urge you to step back and reevaluate these plans. Please prioritize the needs and quality of life of current Bellevue homeowners rather than chasing theoretical future residents. The LUCA proposal, coupled with recent Council decisions, will forever negatively impact Bellevue's neighborhoods' character and sustainability.

Please vote NO on the proposed changes and preserve the livability and integrity of our city.

Craig Spieze  
425-985-1421

Nesse, Katherine

---

**From:** Seattle King County REALTORS® <REALTOR@NWREALTOR.COM>  
**Sent:** Wednesday, June 11, 2025 9:01 AM  
**To:** PlanningCommission  
**Subject:** You're Invited to Seattle King County REALTORS® Housing Issues Briefing

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**REGISTER**

Join us for Seattle King County REALTORS®' annual **Housing Issues Briefing**. We'll explore key policies, trends, and challenges shaping the future of our region. This is a unique opportunity to hear directly from decision makers and experts, gain valuable insight, and connect with elected officials, REALTORS®, and community stakeholders.

### **Event Details**

**Location:** Benaroya Hall, Seattle  
**Date:** Wednesday, June 25, 2025  
**Time:** 11:30 AM – 1:00 PM (Doors open at 11:00 AM)  
**Complimentary Lunch & Parking Provided**

### **Parking Instructions**

You're invited to park in the Benaroya Hall garage, located on 2nd Ave just past Union Street. Parking is complimentary.



## Featured Speakers

**Welcome:**

*The Honorable Bruce Harrell, Mayor of Seattle*



**Keynote:**

*Christine Gregoire, CEO of Challenge Seattle & Former Governor of Washington State*

We look forward to seeing you there!

---

**Event Contact:** Stephanie Margenats | [smargenats@nwrealtor.com](mailto:smargenats@nwrealtor.com)



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## Nesse, Katherine

---

**From:** Lake Heights <lakeheights4101@gmail.com>  
**Sent:** Wednesday, June 11, 2025 11:00 AM  
**To:** Council  
**Cc:** PlanningCommission; Goeppele, Craighton; Lee, Conrad; Bhargava, Vishal; Malakoutian, Mo; Robinson, Lynne  
**Subject:** Re: Middle Housing input

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

Dear Councilmembers,

Can we please not force people to live vertically in those uncomfortable fourplex that we have seen in the nearby cities?

These fourplex are difficult for people who have accessibility needs (not able to walk the stairs on a regular basis).

Please keep the original proposed 38' building height, as 35' and 38' heights are similar (acknowledged by the Deputy Mayor and agreed by me on our phone call last Friday, 06/06, and many others).

I spoke with a client who was concerned about middle housing.

This is a nice family who's been living and working in Bellevue for over 20 years (not an international investor like one might have misunderstood), and is trying to keep their family together in Bellevue or make new units available for others by hoping to build (4) units on their 7,200 sf lot.

Options for people to choose, please.

4 units for 3 stories with pitched roofs (35' tall) on a 7,200 sf lot can only force people to live vertically (uncomfortable fourplex).

4 units for 4 stories with flat roofs (38' tall, if doable) on a 7,200 sf lot can really help (as an important living option) for those who need to move around horizontally in their home. This family is just trying to use the pitched roof volume (not needed and not used) to live and hope to move around their living spaces without having to walk the stairs all the time due to their physical challenges (someday we all would face).

8' ceilings are the standard height for residential homes for decades. 9' ceilings are a little tall, and not needed for most users. Able to move around is preferred over extra unnecessary ceiling height and all other things.

Thank you for your help.

Kind regards,  
Howard  
06/11/2025

On Sun, Jun 8, 2025 at 8:09 PM Lake Heights <[lakeheights4101@gmail.com](mailto:lakeheights4101@gmail.com)> wrote:  
Dear Councilmembers,

Thank you for your time and feedback.

It was brought to my attention that there can be a perception that I'm trying to increase density.

Clarification: the (5) points below are not trying to increase density at all.

To be clear:

1) below: As agreed with many, we are following HB 1110 to turn (1) single-family house building into (4) middle housing units building (while keeping the building size about the same). The current Bellevue Land Use Code allows more than 1 house building per acre. So be it. No changes there. Turn however many house buildings there into middling housing units (while keeping the building size about the same) per HB 1110. Thus, the math is this: "Dwelling Units per Acre" multiply by the "Dwelling Units per Lot" for middle housing. Examples: 1 Dwelling Unit (or single-family building) per Acre X 4 Dwelling Units for middle housing per Lot = 4 Units total on a single lot (7,200 sf lots is common). 2 Dwelling Units (or single-family buildings) per Acre X 4 Dwelling Units for middle housing per Lot = 8 Units total on a double lot (14,400 sf lots exist). 3 Dwelling Units (or single-family buildings) per Acre X 4 Dwelling Units for middle housing per Lot = 12 Units total on a triple lot (21,600 sf lots exist). **Please do not force people to short plat, as the consequence of a short plat to still get 8 or 12 units will force people to demolish fine existing homes.** Please do **NOT** do that. Thanks!

2) below: In agreement with the Deputy Mayor and some Councilmembers, the building height calculation is to be measured from the original grade (not existing grade). Existing grades can be tricky; existing since when? Existing since yesterday after it's filled up? Please clarify that the building heights are to be measured from the **original grade (not existing grade)**, and that anything below the original grade (such as **existing parking and storage that were already excavated for**) is to be exempted from the **building height calculation**.

3) below: In agreement with the Deputy Mayor and some Councilmembers, exempt "solar panels, greenroof trays and / or vegetable planters, and guardrails" from the building height calculation can be an easy inclusion to the current Bellevue Land Use Code for clarification.

4) below: In agreement with the Deputy Mayor and some Councilmembers, to live horizontally is preferred. It is especially important for people with accessibility needs. Please keep the current maximum building heights proposed to 38'-0" as noted in the 05/13/2025 LUCA draft (as all agreed that there are not many differences between 35' to 38' tall buildings). 38' tall is needed for construction per Development Services according to the information received from the construction community. There was a difference of opinion about 3-stores vs 4-stores. The difference of opinion might be coming from 3-stores + slope roof vs 4-stores + flat roof (in which both are talking about the same thing: 38'-0" tall max). **Please keep 38' building height (roof slopes and number of stories included).** If people can build 4 horizontal flat units and prefer to live horizontally, let's please respect that. If people want to

build 4 vertical units (3-stories with sloped roofs), let people live that way. However, please do not force people with one single option only to live vertically in 3 story buildings. We've seen this in Seattle. People dislike that. Those buildings with vertical living spaces are uncomfortable.

5) below: As we can see from the items above and below so far, design can be tricky and complicated in the big picture and down to its details. Therefore, it's important for designers and officials to meet and exceed the code; please specify that in the Land Use Code, just as it has done so in the Building Code.

The good feedback that I received from you so far was to read HB 1110, provide drawings for people to see and understand, challenge (not impossible) in the implementation, and the incorrect perception. I listened, responded, and found the LUCA sections for implementation; hopefully, my best effort in finding these LUCA sections can make implementation easier than before for the code writer(s).

Attached is the updated drawings for your reference. Thank you all so much!

Kind regards,

Howard Liu, Principal  
Office for Real Estate Development (ORED)  
<https://www.linkedin.com/in/howard-liu-66171828>  
06/08/2025

On Wed, May 28, 2025 at 7:30 PM Lake Heights <[lakeheights4101@gmail.com](mailto:lakeheights4101@gmail.com)> wrote:

Dear Councilmembers,

Thank you for your time.

Acknowledging the fact that we are fortunate enough to be living in the beautiful pacific northwest with hills and waters as our topography, and our care for the environment while thriving on growth and innovation in Bellevue and the region, below are my inputs for policy choices that Bellevue can win, (5) points total (with the updated drawing attached per your request) for Bellevue middle housing LUCA, reviewed in-person with Councilmember Lee as my point of contact to the Councilmembers, to be considerate of your valuable time:

1) In **20.20.010 (1)**, please clarify that the new “maximum total middle housing density unit counts per lot is to be: “Dwelling Units per Acre” (per Chart 20.20.010) (**compatible in scale, form, and character with single-family houses** per HB 1110 Sec. 2) multiply by the “Dwelling Units per Lot” for middle housing (per Table 20.20.538.C.1) (**affordability** and **environmental protection** per HB 1110 Sec. 1 to address **housing shortage**),” so that the new “per lot” texts in Land Use Code Amendment (LUCA) is **not more restrictive** (following HB 1110 Sec. 3.6.b) than the “per acre” intent that’s currently in the Bellevue Land Use Code.

2) In **20.20.390.B.1 (1)**, similar to the Floor Area Ratio (FAR) noted, please clarify that the: “existing on-site parking and unheated storage space below original grade is to be exempt from the building height calculation” to address **housing shortage** and **enhanced quality of life** per HB 1110 Sec. 1.

3) In **20.50.012 B** definitions (Building Height – Single-Family and Middle Housing), similar to the chimneys, antennas, vent stacks, and flag poles exceptions noted, please exempt “solar panels,

greenroof trays and / or vegetable planters, and guardrails” (for maintenance or outdoor activities) from building height measurement for **environmental protection** and **enhanced quality of life** per HB 1110 Sec. 1.

4) Please allow 4-stories stacked flat horizontal units (not 3-stories vertical units only, to force people to live vertically), as residents with accessibility issues need to access their living spaces freely horizontally without vertical stairs obstructions, and to maximize land use (1 stair, not 4 stairs footprints) to both address housing shortage and **enhanced quality of life**.

5) Please include this intent: "designers and officials are expected to meet or exceed these requirements (the Land Use Code) to ensure public health, safety, and welfare" in the Land Use Code, similar to what's in the 2021 Bellevue Building Code (IBC) 101.2, 104.11, and common professional practice and expectation (following **HB 1110 Sec. 3.6.a**).

The proposal noted above will provide more opportunities for people to live (as many of you already agreed), meeting the needs noted in HB 1110, while not changing the intended look and feel of the current Bellevue Land Use Code.

In the coming days, I'll be sure to reach out to you in-person to make sure that I communicated well, listen to your feedback, and provide solutions if needed with you.

Thank you for the possibility of implementing a few texts in the proposal for LUCA for big positive impacts, making affordability and environmental protection for growth via innovation into a reality!

Kind regards,

Howard Liu, Principal  
Office for Real Estate Development (ORED)  
<https://www.linkedin.com/in/howard-liu-66171828>  
05/28/2025

On Wed, May 14, 2025 at 9:13 AM Council Emails <[Council@bellevuewa.gov](mailto:Council@bellevuewa.gov)> wrote:

Dear Lake Heights,

Thank you for contacting the Bellevue City Council. This email is to confirm the Council has received your email and appreciates your engagement with leadership. Your email will be shared with key staff in the city working on this issue.

Regards,



**Michelle Luce** (She/Her) | **Jacques Imperial** (She/Her)

Executive Assistants to City Council

425-452-7810 | [CouncilOffice@bellevuewa.gov](mailto:CouncilOffice@bellevuewa.gov) | BellevueWA.Gov

On Wed, May 14, 2025 at 9:12 AM Lake Heights <[lakeheights4101@gmail.com](mailto:lakeheights4101@gmail.com)> wrote:

Dear Mayor Robinson and Councilmembers,

Below are my input and the drawings in PDF attached per your request last night. Thank you so much!

Sorry that we ran out of time to resolve this code conflict between HB 1110 and Bellevue Land Use Code with Development Services and Planning Commission. Therefore, below is the input / issue that we hope to see resolution to meet both HB 1110 and Bellevue Land Use Code intent:

Can we please revise the proposed "per Lot" requirement in the upcoming Land Use Code Amendment (LUCA) to "per Acre" (current code, not more restrictive for density)?

Our understanding of HB 1110 is to create more homes to meet growing needs by increasing middle housing in single-family zones, while

- 1) to meet the affordability goals, and
  - 2) enhanced quality of life and environmental protection
- per HB 1110 Sec. 1,

compatible in scale, form, and character with single-family houses  
per HB 1110 Sec. 2, and

to not require more restrictive requirements than single-family residences  
per HB 1010 Sec. 3.

In the current proposed LUCA, Table 20.20.538.C.1 (development requirements for middle housing) calls for Dwelling Units "per Lot" following HB 1100 texts.

However, the current Bellevue Land Use Code, Chart 20.20.010 (dimensional requirements - residential) calls for Dwelling Units "per Acre" in the past and current for decades.

This new "per Lot" proposed requirement is more restrictive than the "per Acre" requirement in the current Land Use Code, not following HB 1110 Sec. 3.

Moreover, the "per Lot" requirement can force a double lot to short plat. Consequently, forcing fine existing building(s) to be demolished (wasting embodied energy and building materials in demolition and building new, and not affordable), not following HB 1110 Sec. 1 (item 1 and 2 noted above).

Attached PDF shows how we can double unit counts on a 14,400 SF double lot and preserve a fine existing home (meeting HB 1110 Sec. 1) (4 units on a lot, 8 units on a double lot, etc.).

Without keeping the current "per Acre" intent in the Bellevue Land Use Code, we are cutting back the living opportunity by 50% when a 14,400 SF double lot can provide 8 units (not just 4).

Thank you for your time and consideration. Please let me know if there are any questions so that we can be as helpful as possible to provide the best for Bellevue.

Kind regards,

Howard Liu, Principal

Office for Real Estate Development (ORED)

<https://www.linkedin.com/in/howard-liu-66171828>

## Nesse, Katherine

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**From:** Joe A. Kunzler <growlnoise@gmail.com>  
**Sent:** Wednesday, June 11, 2025 1:01 PM  
**To:** PlanningCommission; Nesse, Katherine  
**Subject:** Tsimerman's appearances

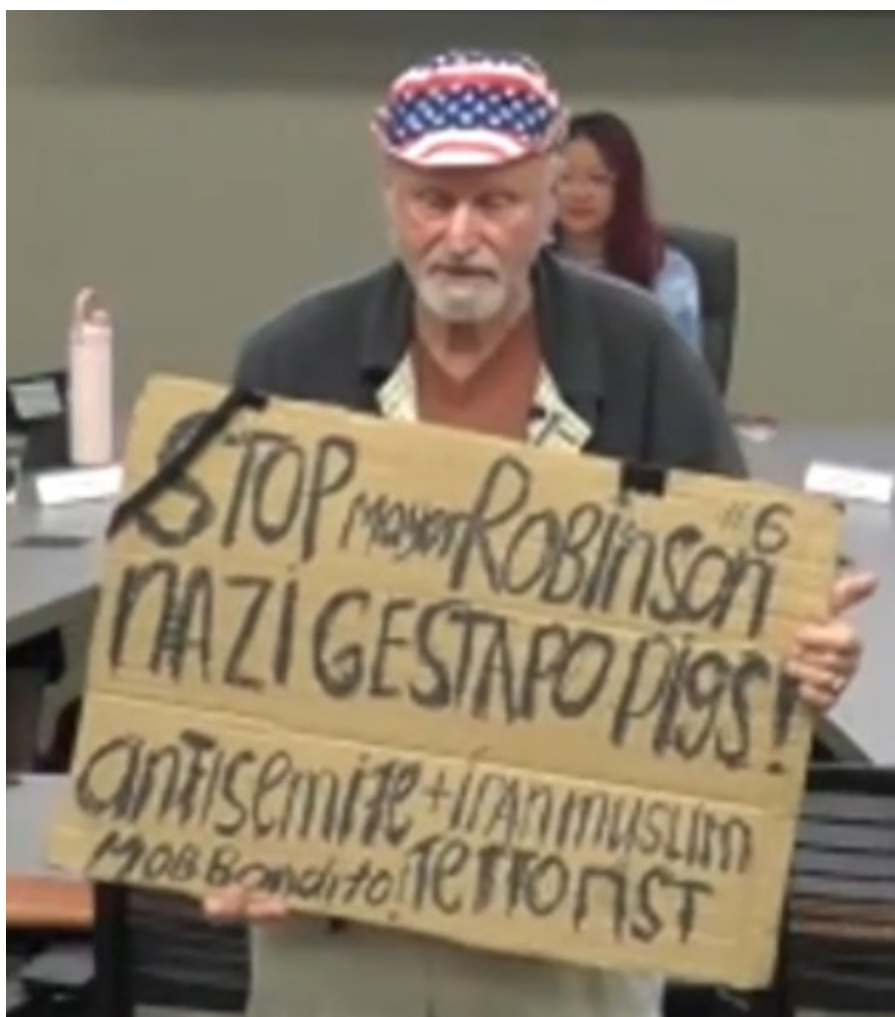
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

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

To Whom This May Concern;

This is to make the Bellevue Planning Commission and staff aware that Avrum (Alex) Tsimerman's appearances at your commission is arguably campaigning.



Worth noting that Tsimerman is ALSO a #6 Bellevue City Council candidate, so this IS Tsimerman furthering his candidacy. By allowing it, I have advised the

Public Disclosure Commission (PDC) violates RCW 42.52.180 and there is an active PDC complaint against the City Council Clerk. It could expand to the Planning Commission. The PDC normally dismisses or issues warning letters for the first instance of such thing, but the appeasement of Tsimerman has gotten so prolific...

I will also add that Mayor Robinson has directed staff to work towards a long and strong exclusion of Tsimerman. But you need to be aware of events and be ready to rumble tonight at 1800 Hours.

Sorry your Commission and Staff have to deal with this, while trying to be a responsible city working towards middle housing. Hoping that Mayor Robinson can get that long-term exclusion soon.

Thoughtfully;

Joe A. Kunzler  
[growlernoise@gmail.com](mailto:growlernoise@gmail.com)



## Nesse, Katherine

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**From:** Heidi Dean <technogeekswife@yahoo.com>  
**Sent:** Wednesday, June 11, 2025 5:31 PM  
**To:** Goeppeler, Craighton; Khanloo, Negin; Ferris, Carolyn; Lu, Jonny; Villaveces, Andres  
**Cc:** PlanningCommission  
**Subject:** Comments re: Newport NAP draft policies  
**Attachments:** Dean NAP public comment PC mtg 6-11-2025.docx

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Good evening:

Attached are my comments for tonight's Planning Commission meeting. Thank you.

~ Heidi Dean  
Newport Hills

**Good evening:**

**The Newport draft NAP document is a nice working document that touches on things like streetscapes, trails, parks, bike lanes, more buses... but it largely ignores what has been expressed by many residents as the most significant feature of the Newport subarea: the commercial district.**

**When the NAP process was initiated at council last September Land Use was listed as one of the Key Elements along with four other elements. By the October 10 online kick-off the Land Use element was missing. In the NAP draft, unlike our existing subarea plan, there are few, if any, policies related to the importance of the commercial district. References seem to have been rolled into other elements and watered down. Instead, the stage has been set to repurpose the commercial district for high density housing.**

**Last week I asked staff who decided to remove Land Use and why. I was told it was because the FLUM was being relocated to Vol 1 and that NAP policies are subordinate to Vol 1. Okay... you can move the map and you can create policies that are subordinate to Vol 1 within a subarea plan, you don't have to remove the element altogether. Other cities like Lynnwood have Land Use in their neighborhood/subarea plans. Mr. Deuling stated that each city and their respective city councils are free to decide what to include in their neighborhood area plans. Again, true... but at no time did the Bellevue city council direct staff to remove the Land Use element. Not at the council initiation meeting last fall, nor at any of the check-ins since. Removal was 100% staff initiated and without the consent or knowledge of Newport residents. I know because I pay close attention. I'm letting others know what has been done and why it's not okay.**

**Despite the fact that Newport contains a Neighborhood Center with plenty of opportunity for economic development no policies supporting that. In fact, the only REAL policy about economic development had to do with helping the small businesses relocate in case of redevelopment. I asked staff why the Crossroads NAP included a policy to assist in the establishment of a commercial district organization similar to BDA, Old Bellevue Merchants Association, etc. but there was nothing like that in the Newport NAP. Staff claim they consulted the Economic Development department and they felt there were too few businesses in our commercial district to make it worth. Interesting... but our commercial district was significant enough for Economic Development to include it in their Fall 2023 Retail Study. That compared our viability to 3 very large Mixed Use Centers which have or will have commercial district associations. So, not only has Economic Development avoided speaking to us about our commercial district for years, in the end they flat out refused to help us.**

**Given all of that, and given the repeated issues with engagement and notification that we've experienced throughout the entire process, I am requesting that the Planning Commission NOT move the Newport NAP to a public hearing in July. There is A LOT MORE work to be done before this document can be called something to be proud of. I hope you will do the right thing for Newport residents.**

## Nesse, Katherine

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**From:** leesgt@aol.com  
**Sent:** Thursday, June 12, 2025 4:42 PM  
**To:** PlanningCommission  
**Subject:** Planning Commission meeting for 6/12/25

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

I was deeply impressed by all the questioning and meeting processing. With only 4 committee members and no chair, I thought that there would be more procedural concerns and hesitations over the questions and acceptance procedures. You were excellent in handling it and I certainly thought everything proceeded very well. Questioning of the staff was up to par with most meetings and the resulting responses from staff were obviously up to par with the needs and results and ready to record future information requests and concerns. Such interactions bring out both the best in the staff and the best in the commission.

Outstanding for our city, thank you!

Because I am old and pretty rigid in my responses about somethings you can ignore at this stage. It is not new, and it is probably only weird me.

In the public comments portion of the meeting, I will note that most everyone that is business-oriented wants discussion to be specific and to the point. On the other hand, I will remind people that this is a city meeting which is political whether we like it or not. Alex certainly pulls all the wrong cords, rarely shares pleasant statements, vocalizes in high volume, rubs people the wrong way, etc. so he fits outside that hoped for "get to the point attitude" to say the least. In a political environment the U.S. Constitution and the first amendment is our country's guide lines where free speech is not easily limited. I will note that Alex does normally hold himself to the three-minute limit of haranguing. If interrupted, Alex will expand that time whether one thinks he should or not. That being said, I will mention that it is probably better to let him finish and leave from in front of the microphone, then offer the comment of the city ordinance against unrelated business and continue on. If you do this process, you will be able to focus more easily on the agenda that is to follow and relieve some concern at the same time.

(I have seen everyone that has had a presiding role be faced with this concern and try to stop it from the Mayor, Deputy Mayor, Planning Commission Chair to Vice Planning Commission Chair except, maybe, our current Deputy Mayor. The results have been varied but several of them worse than last night and the disruption has actually caused delayed reactions and, I think, interference in the thought process of the City Council/ Planning Commission affecting the following city planning conversations with staff. I also have met

others in the city outside of the city hall that have done the same thing to me in odd situations, the city is big and is full of all sorts of people.)

This being said and assuming that you have chosen to read this far, I do not believe that it diminishes what you have done in this one session. You are still amazing and do represent the city as best as any group can do it. You are in the right place and time for this city. Thank you for volunteering and working so hard.

Lee Sargent

16246 NE 24<sup>th</sup> ST

Bellevue, WA 98008

Home: 425-641-7568

Mobile: 206-8616140

## Nesse, Katherine

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**From:** Parmacek (US), Brett <Brett.Parmacek@boeing.com>  
**Sent:** Friday, June 13, 2025 8:34 AM  
**To:** Robinson, Lynne; Malakoutian, Mo; Lee, Conrad; Bhargava, Vishal; jnieuwenhuis@nellevuewa.gov; Sumadiwirya, Claire; Hamilton, Dave  
**Cc:** nwhipple@bellevuewa.gov; Mandt, Kirsten; Horner, Rebecca D; Carlson, Diane (she/her); Coach. wilke; Laurie Wilke  
**Subject:** Council meeting thank you and some additional consideration!

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Hello Mayor and Council

I was at the Council meeting Tuesday. I am happy about some of the decisions you made, and I would like to add on with some additional words. Laurie's and Tim Hay's (thread's below) are our neighbors and have become good friends, as have many others in other neighborhoods. Laurie is right, this Middle Housing issue is an item that has really bonded the Bellevue neighborhood residents. Like Laurie, I too am looking forward to our "All Neighborhood BBQ this summer". We will send an invite! 😊

### **To the issue at hand.**

Again and again, we have said that **"for those of us in the neighborhoods, we are not against middle housing"**. What we want, is that it is done right. All we are asking is for Bellevue to **plan the growth** in a way that supports the current communities responsibly, thoughtfully, and strategically. Right now, this State law will allow 4 units per lot *"By Right"* for any lot in Washington (six if two are affordable). Even with this law, **You** as the council have the right to add restrictions, and rules as to how we grow and validate what, we as a city, can support. **You are the Council!!!!** It is your job to make sure that this new law does not cause chaos for our city. Your responsibility is to grow our city in a way that keeps Bellevue...."Bellevue"....a place where people want to come to live.

Here are several areas to contemplate that have not yet been worked within the city plan. It has to do with deciding how you are going to phase this law into Bellevue to validate that the new law can work, will work, and can be supported by our current infrastructure without hurting its current residents, and making it inviting to new residents.

### **Infrastructure.**

You have said that when a property is developed, it is the responsibility of the developer to make sure that the current infrastructure is adequate to support that builder's development, or they will need to add new infrastructure. While that is great, the real question that is missed is, **"at what point is the city going to need to upgrade the infrastructure for an entire neighborhood to support the multiple individual lot developments?"** *One Single family lot being split into 6 lots, is not as impactful as 5 Single family lots being split into 25 lots in one Neighborhood.* These new developed lots may not exceed the overall capacity when developed one at a time, but we will get to a point when multiple lot splits will exceed the overall capacity of that neighborhood. Who will pay for these upgrades? How will they be carried out? This needs to be well defined so that the neighborhoods do not pay the price for overbuilding. This is why we need an overall rollout plan and some common sense rules to this new law as well as a process that is well defined, strategic and responsible. Together, we are trying to make Bellevue livable.

### **Our ask**

Start by prioritizing permitting in Wilburton, Bel-Red, and the Spring District, as these areas are already planning to develop density. They are part of the Bellevue Comprehensive Plan. This is a great place to start. We can validate our processes, as well as understand the challenges we will have as we build out. Only after we understand what we are doing as a city, should we enter well established neighborhoods. We already know that it will be a huge undertaking and that it will cost more if we start in the established neighborhoods. We also know that mistakes could have huge impacts. We understand that permits for new development will need to be reviewed. Current Staffing of qualified individuals who do the review/approval is limited. Building Inspectors, who need to ensure the development and construction, are in short supply. The issuance of permits needs to better be aligned with staffing. Prioritize permitting development in the Regional Growth Centers.

### **People and their Cars and Transit**

The creation of the 3 planned areas (Wilburton, Bel-Red, and the Spring District) will allow more people to both have access to transit as well as a defined urban area rich in restaurants, shops, and services. But the majority of residents will still need and want their cars. I would have you review a simple trip by bus, from Bellevue Crossroads to Boeing Everitt, Lynwood, or to even Kent. The number of bus stops adds up to more than 1.5 hours each way to get to work and home. That is 3 hours commute. The current buses best support the local workers going to and within City Centers including to Seattle. Even with the transit in place, it can still take too much time. This is why people do not want to give up their cars. Those that do, live and work in a city. I just want to make sure that “WE” are not under any illusions about how many people will give up their cars and take transit. Currently only 3 - 4 % of the Bellevue population uses Transit now. Far from a majority. One point....Microsoft has its own buses that allow its workers from all over the Seattle area get to work. People have a direct route to their Microsoft buildings so their commute is better planned. Public transit is not focused on one company.

### **Affordable Housing**

I am happy to hear that Staff finally agreed that the Proposal will not create Affordable housing. I wish it would, but we need to be realistic when talking about this issue. I do agree with Laurie’s idea below. Stanford University and Palo Alto High School in the Bay area also have built housing and created areas where affordable housing is located. The goal was to keep teachers, doctors, Fire Fighters, and other working people to live in the communities they work. They have been successful, and some large companies are also pitching in. The San Francisco Bay Area is a range where the cost of living is much higher than here, and it is a place where people still desire to move to. Even with this and BART they have the challenges of traffic and infrastructure inadequacy. Yet they’ve made progress.

### **Traffic and impact to small neighborhoods**

I invite you to come to our neighborhood during rush hour and experience what it takes to get in and out of the neighborhood during rush-hour. We live in Rockwood and Lancaster which is the neighborhood behind Stevenson Elementary. We are boxed in by 148<sup>th</sup>, Bell-red, Ne 148<sup>th</sup> and Ne 8th streets. Both 148<sup>th</sup> and NE 140<sup>th</sup> become gridlocked for about 2.5 to 3 hours every day. **At 1:00 this afternoon the back-up to our 148th entrance (close to NE 8th) started a block south of BelRed.** Adding more housing without a plan to better the roads will cause frustration with living in the city. We suggest that you build on the fringes of the city where there is an opportunity to widen roads or possibly add roads. We already see issues with the Bel Red and Crossroads development zones. Bottom line, to support the city’s efforts of density, the roads in these areas will need to be widened. NE 8<sup>th</sup> is currently two lanes and is busy at rush-hours. Bel-red road is two lanes and can be a parking lot at Rush-hours. 148<sup>th</sup> and 140<sup>th</sup> are already over capacity. I would expect that before you allow developers to build you will need to do traffic studies. Again, any new homes or developments in Bellevue **will** increase traffic if not properly planned.

These are simply a few of the reasons why we need to test our processes in Wilburton, Bel-red and Spring districts first. In these 3 areas, the necessary infrastructure can be built from the start. New roads are

needed, and yet we're still hearing that we may lose 1-2 lanes of traffic on Belred Road to bicycle use. This is despite reports that less than .05% of commuters utilize bicycles for transit in this area! And I am in favor of Bike lanes.

### **Trees**

We just spent the last 10 years really worried about our tree canopy and working to both keep the tree canopy we have while encouraging new plantings. Up until this law, trees were the most important. Now they seem to be secondary. Any new development permits should work hard to not allow Developers to just sacrifice trees because they want to get another 2 buildings on their property. I have 7 beautiful mature trees on my lot and would be very sad to see them go because a developer wanted to get the most **profit** out of the parcel. Cutting down many of the trees and replacing them with a new tree (somewhere else) is not the same. Most of the trees in the Bellevue Neighborhoods are 40- 80 years old. Replacing them with a 1 year old saplings, is not going to do the same as leaving them. Also, how are you going to hold developers accountable? I know a developer that cut trees down and got slapped on the hand. He told me that he does the work and if caught, he asks for forgiveness. City needs to enforce, inspect, and hold developer accountable (They know how to work a system).

Obviously there is more.....but I will stop here for now. Again, as you have said yourselves over the last 2 months, this is a complex issue. Complex solutions need a plan. As they say, if we do not plan for this, we will fail. Let's keep Bellevue a "City in the Park".

Thank you,

**Brett Parmacek**  
**Rockwood / Lancaster Neighborhoods**

**From:** Laurie Wilke <wilkelaurie@hotmail.com>

**Sent:** Wednesday, June 11, 2025 3:56 PM

**To:** Lynne Robinson <LRobinson@bellevuewa.gov>; Mmalakoutian@bellevuewa.gov; clee@bellevuewa.gov; vbhargava@bellevuewa.gov; jnieuwenhuis@bellevuewa.gov; csumadiwiry@bellevuewa.gov; dhamilton@bellevuewa.gov

**Cc:** nwhipple@bellevuewa.gov; Kirsten Mandt <kmandt@bellevuewa.gov>; rhorner@bellevuewa.gov; dcarlson@bellevuewa.gov; Coach. wilke <coach.wilke@gmail.com>

**Subject:** [EXTERNAL] Council meeting thanks and a fresh consideration!

EXT email: be mindful of links/attachments.

Dear Mayor, Councilmembers, and Staff,

Thank you all for the thoughtful discussion at the Council meeting last night. I'm Laurie Wilke. Although I've lived in our Rockwood home for over 25 years, my husband Gary and I had never heard anything about the Proposed LUCA until late March '25. Since then, we've spent countless hours educating ourselves, and have submitted several emails to you.

As acknowledged, there has been a great deal of dissension over the MH issue. Thus, I want to share "a silver lining"! Our involvement has involved talking to lots of neighbors...many of whom we only knew "in passing". Yet through this, we've made new neighborhood friends and are now planning a neighborhood picnic! We were elated to hear last night's preliminary decisions to reduce roof height limits and the perimeter for transit from ½ mile to ¼ mile. These changes will better allow us to maintain our unique character! Murali M. spoke last night and is one of our neighbors who was very intentional in his pursuit to live here. Our neighborhood truly exemplifies what many consider "ideal". We have young families with small children; "middle-aged" couples

with teenagers; retired people like Gary and I who are very active; elderly folks; and several multi-generational households. We're also very culturally diverse and through casual encounters/walks, we're succeeding in communication despite some language barriers. We're also being introduced to new foods and celebrations. Particularly delicious, was a New Year's celebration hosted by our Japanese neighbors who are sushi chefs.

Although to some, I may be derided as just "a typical older, white woman who's a NIMBY", I'm also involved with the "Justice & Racial Reconciliation" group at our church. I'm very concerned that so *many Bellevue service workers* can't afford to live here. We appreciated Nick's admission last night that genuinely affordable housing isn't going to come via these current MH initiatives. I don't like to whine without having something constructive to offer. Thus, "Part B" of this email is to suggest future serious review of "Deed Restricted Housing".

You may have heard of this but assumed it impractical. Yet, it CURRENTLY helps teachers, police, fire personnel, nurses, etc. live where they work. We know this, because for the last 12 winters we've rented and worked in Vail CO. "Vail Valley" refers to the four cities of Vail, Eagle-Vail, Avon, and Edwards located along a 15 mile stretch of I-70 in Eagle County. The County Seat is in the town of Eagle that is @20 miles further "down valley".

The population of Edwards is @10,000. Yet, their community of Miller Ranch has 282 deed restricted units. Gary and I lived here via a "house exchange" (these residences prohibit short-term rentals). It's actually almost shocking how many friends we have who are Teachers, Ski Professionals, Physical Therapists, Nurses, and Small Business owners who have been able to buy (not rent) residences in this one Community alone! This link provides a great overview of this:

<https://ranelson.com/miller-ranch-neighborhood/>

Additionally, Edwards is in final approval stage for an *additional* development "River Park". This is a brief excerpt from the Vail Daily <https://www.vaildaily.com/news/eagle-county-commissioners-first-look-amended-river-park-plan-edwards-workforce-housing/>



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If approved, the daycare will be built in the

The proposal maintains the original plan's 4

- A maximum of 170 free-market units
- At least 270 deed-restricted units

Of those deed-restricted units, there will be

- 90 deed-restricted rental units, with nine median income
- 72 price-capped units for those earning 10
- Nine resident-occupied, deed-restricted u
- The proposal also includes more than 35 a

The current proposal also includes wetland for landscaping at the Eagle River Preserve, addition, the developer will also build a round Lake Creek Road and pay for transit stop in

The permanent population of Vail is only @4,500. Yet, they have 1,000 Deed Restricted units for rental or sale: <https://www.vail.gov/government/departments/housing>

Along with the Deed Restricted communities, Vail also invests in individual units as they become available for sale in various buildings.

Eagle County is providing housing for 40-60% AMI households

[https://www.eaglecounty.us/news\\_detail\\_T24\\_R408.php](https://www.eaglecounty.us/news_detail_T24_R408.php)

Of course there are challenges and conflicts with these that must be addressed over time. Yet, through research, Bellevue has the opportunity to learn from their mistakes as well as their amazing "wins"! We believe that, as Bellevue continues to work through the ongoing challenge of increasing density along with adding "workforce" and affordable housing, these options deserve serious consideration.

Sincerely,  
Laurie and Gary Wilke

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

**From:** Tim Hay <[pigpoppy@rocketmail.com](mailto:pigpoppy@rocketmail.com)>

**To:** City Council <[council@bellevuewa.gov](mailto:council@bellevuewa.gov)>

**Sent:** Thursday, June 12, 2025 at 11:00:19 PM PDT

**Subject:** Saying the Quiet Part Out Loud

Mayor, Deputy Mayor and Council Members

I haven't heard or seen anyone dare to deal with this (final) subject matter. But, believe me, it lurks as a huge 'Unintended Consequence' when the State's #1110 and #1337 start taking effect. Particularly so if our Council approves too many of the 'enhanced' recommendations promoted by our Staff.

Here's the reasoning: No one knows how popular either the basic bills or the staff's 'enhanced' version may be with the 'tear-down' builders and the renting public. But, if too many ugly rental structures without ample off-street parking start showing up on a few given streets, you will witness 'Panic Selling'. Far too many happy homeowners selling - - *'hoping to pull their equity out while there's still time'*. Please don't make me a clairvoyant!

Now here is the 3-minute 'speech' I had hoped to make last Tuesday. The accentuations were for effect - - so you wouldn't go to sleep.

COMMENTS TO COUNCIL, JUNE 10, 2025 - - by Tim Hay

Good Evening - -

Well, as our representatives, you are finally at the verge of voting on the laws that will surely change our city as it hasn't been changed since 1953 - - - that's 72 years. What might Fred Herman think? For you 'newbies', Fred was our first building official, and the creator of the 'Wedding Cake' concept for our downtown.

Your Middle Housing choices, **if too aggressive**, have the power to undo decades of work to build Bellevue into the second-leading economic engine in the state. And perhaps the **one** city where almost everyone wants to live.

The state's 1110 and 1337 were concocted as well-meant responses to the effects of income disparity. Of traffic. And of drugs. Bellevue must comply with these laws.

**But**, to voluntarily hamstring the progress we've made?? **Obeisance** to an expected sense of **social guilt** is to just throw in your cards in the poker game of cities when you're holding four Queens. We must now confront our 'hole card'. Will we continue to stay lucky if we adopt the Staff's **urbanist-driven** version of our future? The choices driving all these Tech companies to locate in Bellevue were made, in part, by **their** vision of Bellevue as a comfortable and safe place for their people to live.

For the Tech companies, if they **become** uncomfortable with being **beset by the 'SHOULD'S' of Social Guilt**, can easily move to another city. In another state. Without 1110 and 1337. Silicon Valley, Denver, Austin, Boston, the Research Triangle in North Carolina. Please don't give them the chance to **become** uncomfortable.

We all remember Kshama Sawant's two overstepped efforts to: "Tax the Rich", unquote, to pay for Seattle's version of Affordable Housing. And what Amazon's response was. Bellevue **Thanks** you, Seattle!!!

- - - Tim

## Nesse, Katherine

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**From:** Lake Heights <lakeheights4101@gmail.com>  
**Sent:** Sunday, June 15, 2025 9:08 PM  
**To:** Council  
**Cc:** PlanningCommission; Goeppele, Craighton; Lee, Conrad; Bhargava, Vishal; Malakoutian, Mo; Robinson, Lynne  
**Subject:** Re: Middle Housing input  
**Attachments:** 25-0615 A150.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Dear Councilmembers,

I understood that many worked very hard on middle housing, and perhaps felt uncomfortable at times when facing disagreements.

However, I sense a small comfort (and hope that the positive spirit will grow) that we all want the best for Bellevue, and are willing to continue to think about how we like to grow as one diversified team moving forward.

I searched "AIA middle housing" to see if the American Institute of Architects has anything to say about middle housing.

<https://www.aia.org/aia-architect/article/growing-missing-middle-seattle>

This 2021 one might be claimed to be "award winning" with a nice looking exterior skin, but my sense is that the interior living spatial experience (not interior finishes) when moving around inside the building might not be too good.

The search for this address was: 2305 E Alder St, Seattle, WA 98122.

<https://www.redfin.com/WA/Seattle/2305-E-Alder-St-98122/home/171854485>

Currently for sale in 2025.

Just visited this middle housing this weekend to make sure that I didn't wrong anyone about the not so desirable spatial experience today.

<https://www.archdaily.com/986561/oak-and-alder-house-hybrid/62eb122454c3bc0171706ec6-oak-and-alder-house-hybrid-photo>



One might call this a 3 story building with pitched roof, but it really is a 4 story tall in elevation

measurement (and in floor plan with the loft, indeed, see below).

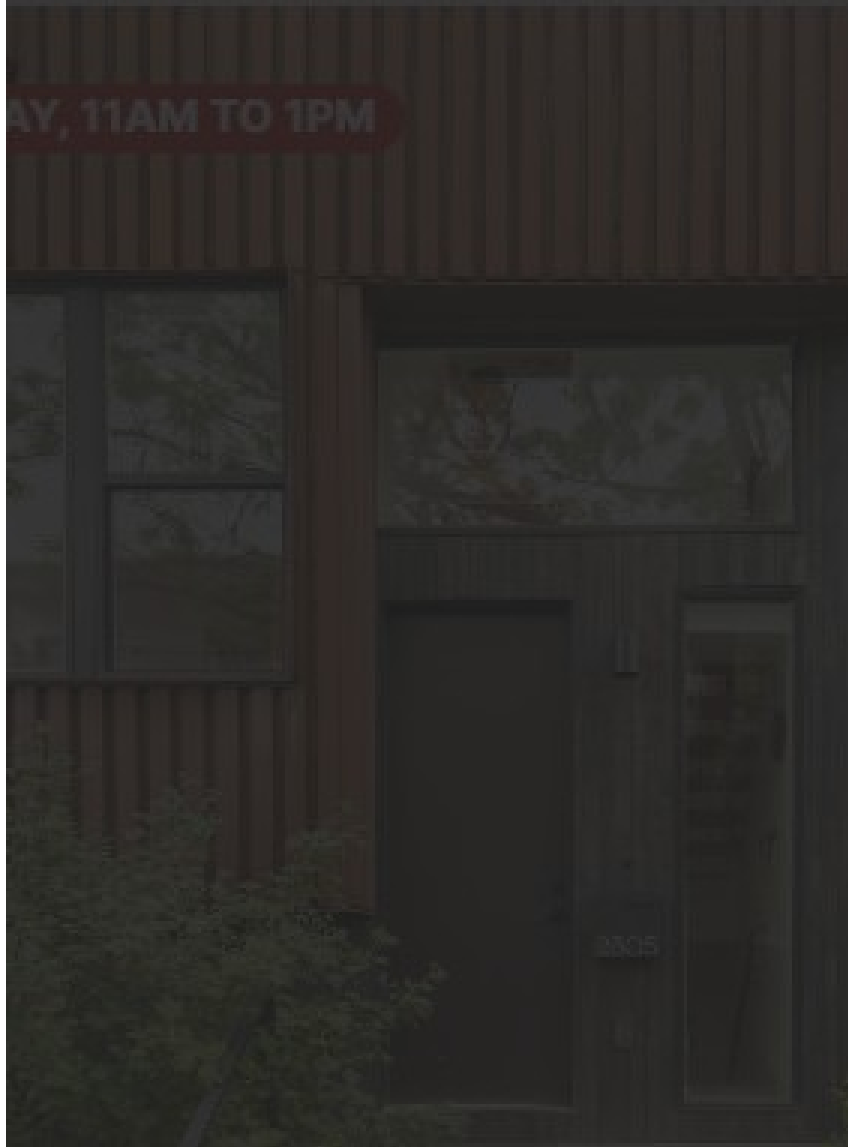
Did the next door neighbor in beige color feel uncomfortable (short by much greater than 3' and blocking their side view out)?

Not at all, as they were the original property owner for the new middle housing units. Needless to say that the Bellevue side yard setbacks are probably X2 wider than what we are seeing here.

Overview

Neighborhood

Property details



FLOOR 1



Someone might like this multiplex unit as their stable forever home, but others for sure would like to have

the option to live horizontally whenever possible (sorry that I witnessed my grandma and mom having trouble walking the stairs, and I'm aging too).

Why force people to live vertically like this, when we can provide the option for people to live horizontally (with much better spatial experience, and the need to not use stairs) as the Planning Commission recommended 38' (pitched or flat roof included)?

38' will give you more possibilities to get a 9' ceiling than 32' / 35' in all honesty (as proposed in the 05/13 LUCA).

According to industry knowledge, this type of 1,400 sf multiplex unit is often for sale every few years, as the rooms are tiny (2 kids currently living in the half basement) with unpleasant ups and downs at the stair all day long (we want that for Bellevue?) Why not provide the 1,600 sf horizontal option for those who hope to live horizontally without the stair challenge all day long?

Not trying to build more in a negative way, but to provide more stable desirable housing options for people who are in need, following both Bellevue LUC and HB 1110.

The first principle critical thinking to evaluate this kind of 2021 housing is no different than the 2007 (or prior) housing for small multiplex vertical living spaces.

Urging that we are not trying to do architectural design at this time, but to provide **options** as one big canvas of different living opportunities for Land Use, making the best out of the current HB 1110 exactly with surgical laser sharp precision ("no more **and no less**").

Good designers can create amazing stacked flats, and bad designers can produce bad multiplexes; let the market decide and win for Bellevue.

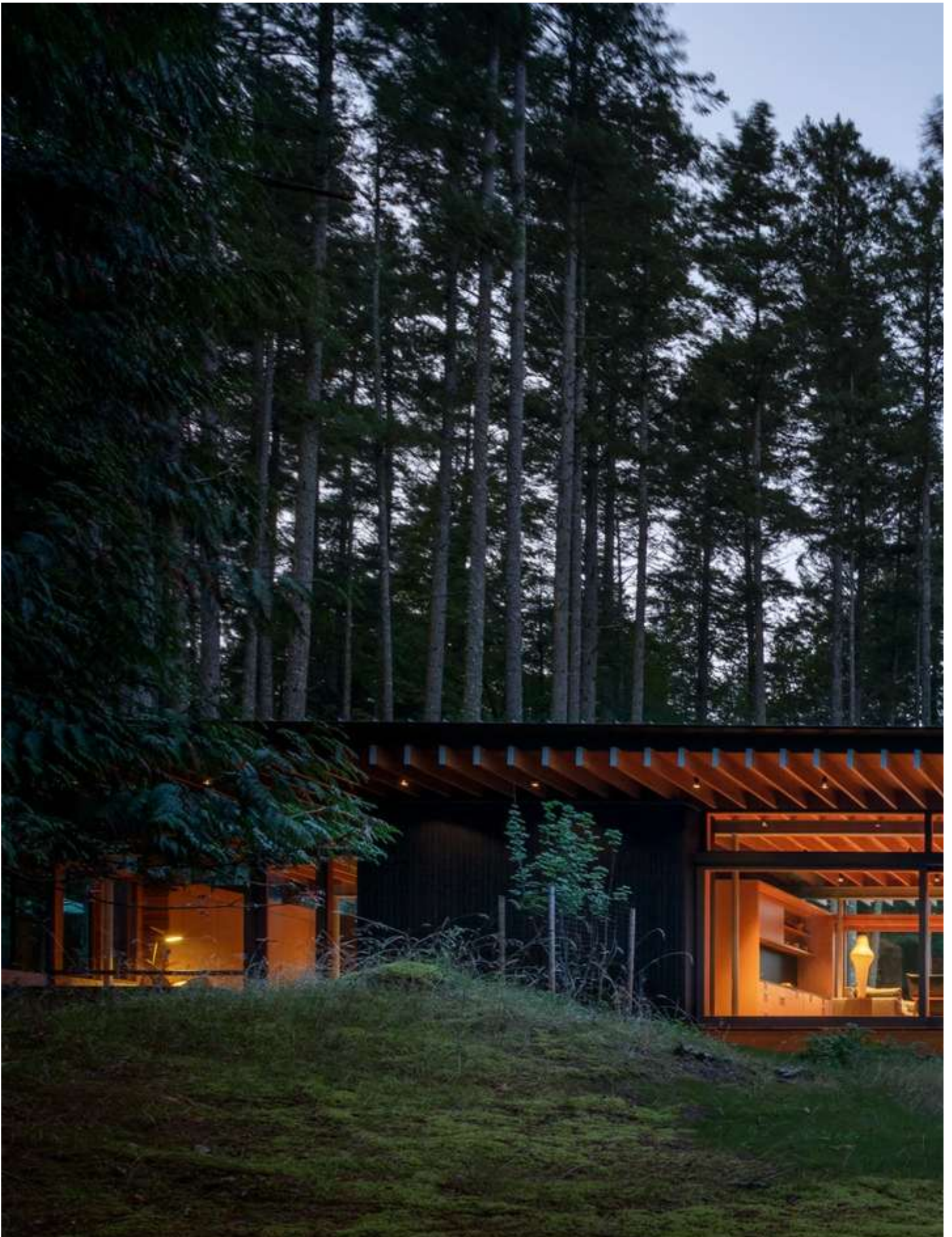
9' ceilings for tall people in vertical units, or horizontal movement for those who can't walk well like me; please let the market or residents decide.

For the image below (as a point of reference), the large patio sliders are about 8' tall with 2' tall clearstory windows above (making the ceiling to be about 10' above finish floor); this is why the Development Services and Planning Commission shared with the Councilmembers that it's likely that 38' will provide 3 stories high-quality architecture. Not recommending 32' / 35' building height for middle housing in Bellevue; 38' is recommended, matching the Development Services and Planning Commission's 05/13 LUCA recommendation. Why police or dictate what the residents can enjoy, and give Bellevue residents less quality?

Lastly, if my side yard is blocked by nice architecture or trees like below (stacked flats with horizontal flexible spaces or others) while having my other views out, no complaints here. However, no architectural design at this time; just options in Land Use for Bellevue to thrive, please.

<https://architizer.com/projects/henry-island-guesthouse/>





Quality first always, not quantity.

Thank you so so much for your time and consideration.

Kind regards,  
Howard Liu, Principal  
Office for Real Estate Development (ORED)  
<https://www.linkedin.com/in/howard-liu-66171828>  
06/15/2025

ps. updated drawing attached: existing trees now included in the side / back yard. please note that no one is trying to be a bad neighbor or be a bad developer. all are trying to be good for the environment, provide living opportunities, and be cost-effective.

On Wed, Jun 11, 2025 at 11:00 AM Lake Heights <[lakeheights4101@gmail.com](mailto:lakeheights4101@gmail.com)> wrote:

Dear Councilmembers,

Can we please not force people to live vertically in those uncomfortable fourplex that we have seen in the nearby cities?

These fourplex are difficult for people who have accessibility needs (not able to walk the stairs on a regular basis).

Please keep the original proposed 38' building height, as 35' and 38' heights are similar (acknowledged by the Deputy Mayor and agreed by me on our phone call last Friday, 06/06, and many others).

I spoke with a client who was concerned about middle housing.

This is a nice family who's been living and working in Bellevue for over 20 years (not an international investor like one might have misunderstood), and is trying to keep their family together in Bellevue or make new units available for others by hoping to build (4) units on their 7,200 sf lot.

Options for people to choose, please.

4 units for 3 stories with pitched roofs (35' tall) on a 7,200 sf lot can only force people to live vertically (uncomfortable fourplex).

4 units for 4 stories with flat roofs (38' tall, if doable) on a 7,200 sf lot can really help (as an important living option) for those who need to move around horizontally in their home. This family is just trying to use the pitched roof volume (not needed and not used) to live and hope to move around their living spaces without having to walk the stairs all the time due to their physical challenges (someday we all would face).

8' ceilings are the standard height for residential homes for decades. 9' ceilings are a little tall, and not needed for most users. Able to move around is preferred over extra unnecessary ceiling height and all

other things.

Thank you for your help.

Kind regards,  
Howard  
06/11/2025

On Sun, Jun 8, 2025 at 8:09 PM Lake Heights <[lakeheights4101@gmail.com](mailto:lakeheights4101@gmail.com)> wrote:  
Dear Councilmembers,

Thank you for your time and feedback.

It was brought to my attention that there can be a perception that I'm trying to increase density.

Clarification: the (5) points below are not trying to increase density at all.

To be clear:

1) below: As agreed with many, we are following HB 1110 to turn (1) single-family house building into (4) middle housing units building (while keeping the building size about the same). The current Bellevue Land Use Code allows more than 1 house building per acre. So be it. No changes there. Turn however many house buildings there into middling housing units (while keeping the building size about the same) per HB 1110. Thus, the math is this: "Dwelling Units per Acre" multiply by the "Dwelling Units per Lot" for middle housing. Examples: 1 Dwelling Unit (or single-family building) per Acre X 4 Dwelling Units for middle housing per Lot = 4 Units total on a single lot (7,200 sf lots is common). 2 Dwelling Units (or single-family buildings) per Acre X 4 Dwelling Units for middle housing per Lot = 8 Units total on a double lot (14,400 sf lots exist). 3 Dwelling Units (or single-family buildings) per Acre X 4 Dwelling Units for middle housing per Lot = 12 Units total on a triple lot (21,600 sf lots exist). **Please do not force people to short plat, as the consequence of a short plat to still get 8 or 12 units will force people to demolish fine existing homes.** Please do **NOT** do that. Thanks!

2) below: In agreement with the Deputy Mayor and some Councilmembers, the building height calculation is to be measured from the original grade (not existing grade). Existing grades can be tricky; existing since when? Existing since yesterday after it's filled up? Please clarify that the building heights are to be measured from the **original grade (not existing grade)**, and that anything below the original grade (such as **existing parking and storage that were already excavated for**) is to be exempted from the **building height calculation**.

3) below: In agreement with the Deputy Mayor and some Councilmembers, exempt "solar panels, greenroof trays and / or vegetable planters, and guardrails" from the building height calculation can be an easy inclusion to the current Bellevue Land Use Code for clarification.

4) below: In agreement with the Deputy Mayor and some Councilmembers, to live horizontally is preferred. It is especially important for people with accessibility needs. Please keep the current maximum building heights proposed to 38'-0" as noted in the 05/13/2025 LUCA draft (as all agreed that there are not many differences between 35' to 38' tall buildings). 38' tall is needed for construction per Development Services according to the information received from the construction community. There



was a difference of opinion about 3-stories vs 4-stories. The difference of opinion might be coming from 3-stories + slope roof vs 4-stories + flat roof (in which both are talking about the same thing: 38'-0" tall max). **Please keep 38' building height (roof slopes and number of stories included).** If people can build 4 horizontal flat units and prefer to live horizontally, let's please respect that. If people want to build 4 vertical units (3-stories with sloped roofs), let people live that way. However, please do not force people with one single option only to live vertically in 3 story buildings. We've seen this in Seattle. People dislike that. Those buildings with vertical living spaces are uncomfortable.

5) below: As we can see from the items above and below so far, design can be tricky and complicated in the big picture and down to its details. Therefore, it's important for designers and officials to meet and exceed the code; please specify that in the Land Use Code, just as it has done so in the Building Code.

The good feedback that I received from you so far was to read HB 1110, provide drawings for people to see and understand, challenge (not impossible) in the implementation, and the incorrect perception. I listened, responded, and found the LUCA sections for implementation; hopefully, my best effort in finding these LUCA sections can make implementation easier than before for the code writer(s).

Attached is the updated drawings for your reference. Thank you all so much!

Kind regards,

Howard Liu, Principal  
Office for Real Estate Development (ORED)  
<https://www.linkedin.com/in/howard-liu-66171828>  
06/08/2025

On Wed, May 28, 2025 at 7:30 PM Lake Heights <[lakeheights4101@gmail.com](mailto:lakeheights4101@gmail.com)> wrote:  
Dear Councilmembers,

Thank you for your time.

Acknowledging the fact that we are fortunate enough to be living in the beautiful pacific northwest with hills and waters as our topography, and our care for the environment while thriving on growth and innovation in Bellevue and the region, below are my inputs for policy choices that Bellevue can win, (5) points total (with the updated drawing attached per your request) for Bellevue middle housing LUCA, reviewed in-person with Councilmember Lee as my point of contact to the Councilmembers, to be considerate of your valuable time:

1) In **20.20.010 (1)**, please clarify that the new "maximum total middle housing density unit counts per lot is to be: "Dwelling Units per Acre" (per Chart 20.20.010) (**compatible in scale, form, and character with single-family houses** per HB 1110 Sec. 2) multiply by the "Dwelling Units per Lot" for middle housing (per Table 20.20.538.C.1) (**affordability** and **environmental protection** per HB 1110 Sec. 1 to address **housing shortage**)," so that the new "per lot" texts in Land Use Code Amendment (LUCA) is **not more restrictive** (following HB 1110 Sec. 3.6.b) than the "per acre" intent that's currently in the Bellevue Land Use Code.

2) In **20.20.390.B.1 (1)**, similar to the Floor Area Ratio (FAR) noted, please clarify that the: "existing

on-site parking and unheated storage space below original grade is to be exempt from the building height calculation” to address **housing shortage** and **enhanced quality of life** per HB 1110 Sec. 1.

3) In **20.50.012 B** definitions (Building Height – Single-Family and Middle Housing), similar to the chimneys, antennas, vent stacks, and flag poles exceptions noted, please exempt “solar panels, greenroof trays and / or vegetable planters, and guardrails” (for maintenance or outdoor activities) from building height measurement for **environmental protection** and **enhanced quality of life** per HB 1110 Sec. 1.

4) Please allow 4-stories stacked flat horizontal units (not 3-stories vertical units only, to force people to live vertically), as residents with accessibility issues need to access their living spaces freely horizontally without vertical stairs obstructions, and to maximize land use (1 stair, not 4 stairs footprints) to both address housing shortage and **enhanced quality of life**.

5) Please include this intent: "designers and officials are expected to meet or exceed these requirements (the Land Use Code) to ensure public health, safety, and welfare" in the Land Use Code, similar to what's in the 2021 Bellevue Building Code (IBC) 101.2, 104.11, and common professional practice and expectation (following **HB 1110 Sec. 3.6.a**).

The proposal noted above will provide more opportunities for people to live (as many of you already agreed), meeting the needs noted in HB 1110, while not changing the intended look and feel of the current Bellevue Land Use Code.

In the coming days, I'll be sure to reach out to you in-person to make sure that I communicated well, listen to your feedback, and provide solutions if needed with you.

Thank you for the possibility of implementing a few texts in the proposal for LUCA for big positive impacts, making affordability and environmental protection for growth via innovation into a reality!

Kind regards,

Howard Liu, Principal  
Office for Real Estate Development (ORED)  
<https://www.linkedin.com/in/howard-liu-66171828>  
05/28/2025

On Wed, May 14, 2025 at 9:13 AM Council Emails <[Council@bellevuewa.gov](mailto:Council@bellevuewa.gov)> wrote:

Dear Lake Heights,

Thank you for contacting the Bellevue City Council. This email is to confirm the Council has received your email and appreciates your engagement with leadership. Your email will be shared with key staff in the city working on this issue.

Regards,



**Michelle Luce** (She/Her) | **Jacques Imperial** (She/Her)

Executive Assistants to City Council

On Wed, May 14, 2025 at 9:12 AM Lake Heights <[lakeheights4101@gmail.com](mailto:lakeheights4101@gmail.com)> wrote:  
Dear Mayor Robinson and Councilmembers,

Below are my input and the drawings in PDF attached per your request last night. Thank you so much!

Sorry that we ran out of time to resolve this code conflict between HB 1110 and Bellevue Land Use Code with Development Services and Planning Commission. Therefore, below is the input / issue that we hope to see resolution to meet both HB 1110 and Bellevue Land Use Code intent:

Can we please revise the proposed "per Lot" requirement in the upcoming Land Use Code Amendment (LUCA) to "per Acre" (current code, not more restrictive for density)?

Our understanding of HB 1110 is to create more homes to meet growing needs by increasing middle housing in single-family zones, while

1) to meet the affordability goals, and  
2) enhanced quality of life and environmental protection  
per HB 1110 Sec. 1,

compatible in scale, form, and character with single-family houses  
per HB 1110 Sec. 2, and

to not require more restrictive requirements than single-family residences  
per HB 1010 Sec. 3.

In the current proposed LUCA, Table 20.20.538.C.1 (development requirements for middle housing) calls for Dwelling Units "per Lot" following HB 1100 texts.

However, the current Bellevue Land Use Code, Chart 20.20.010 (dimensional requirements - residential) calls for Dwelling Units "per Acre" in the past and current for decades.

This new "per Lot" proposed requirement is more restrictive than the "per Acre" requirement in the current Land Use Code, not following HB 1110 Sec. 3.

Moreover, the "per Lot" requirement can force a double lot to short plat. Consequently, forcing fine existing building(s) to be demolished (wasting embodied energy and building materials in demolition and building new, and not affordable), not following HB 1110 Sec. 1 (item 1 and 2 noted above).

Attached PDF shows how we can double unit counts on a 14,400 SF double lot and preserve a fine existing home (meeting HB 1110 Sec. 1) (4 units on a lot, 8 units on a double lot, etc.).

Without keeping the current "per Acre" intent in the Bellevue Land Use Code, we are cutting back the living

opportunity by 50% when a 14,400 SF double lot can provide 8 units (not just 4).

Thank you for your time and consideration. Please let me know if there are any questions so that we can be as helpful as possible to provide the best for Bellevue.

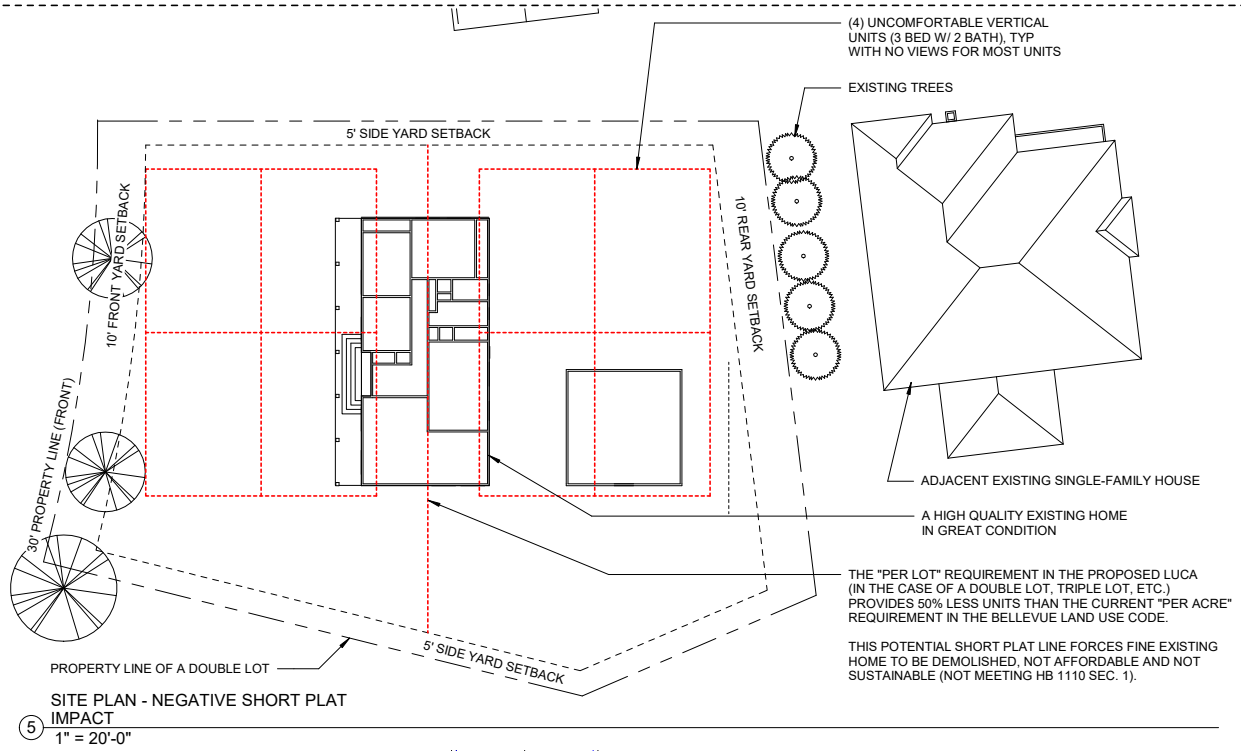
Kind regards,

Howard Liu, Principal

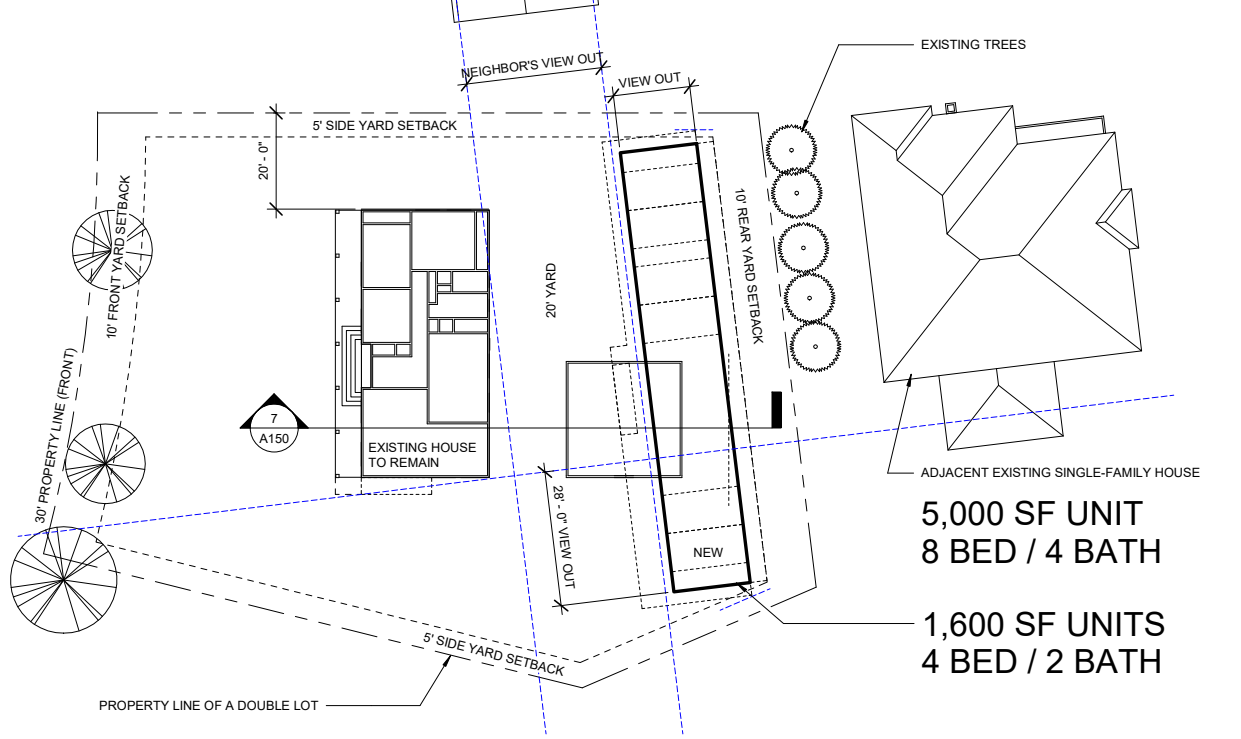
Office for Real Estate Development (ORED)

<https://www.linkedin.com/in/howard-liu-66171828>

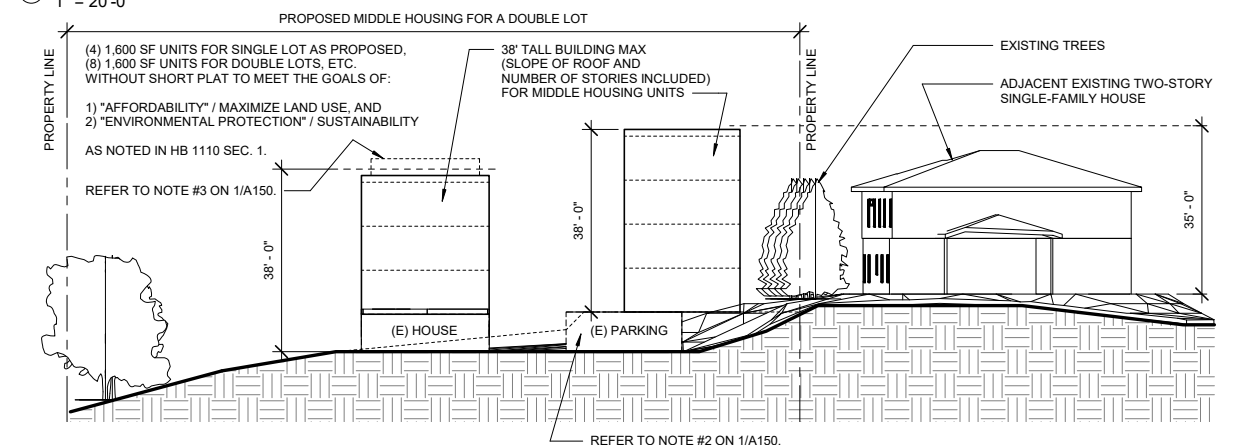
6/15/2025 8:56:27 PM



5 SITE PLAN - NEGATIVE SHORT PLAT  
IMPACT  
1" = 20'-0"



6 SITE PLAN - PROPOSED  
1" = 20'-0"



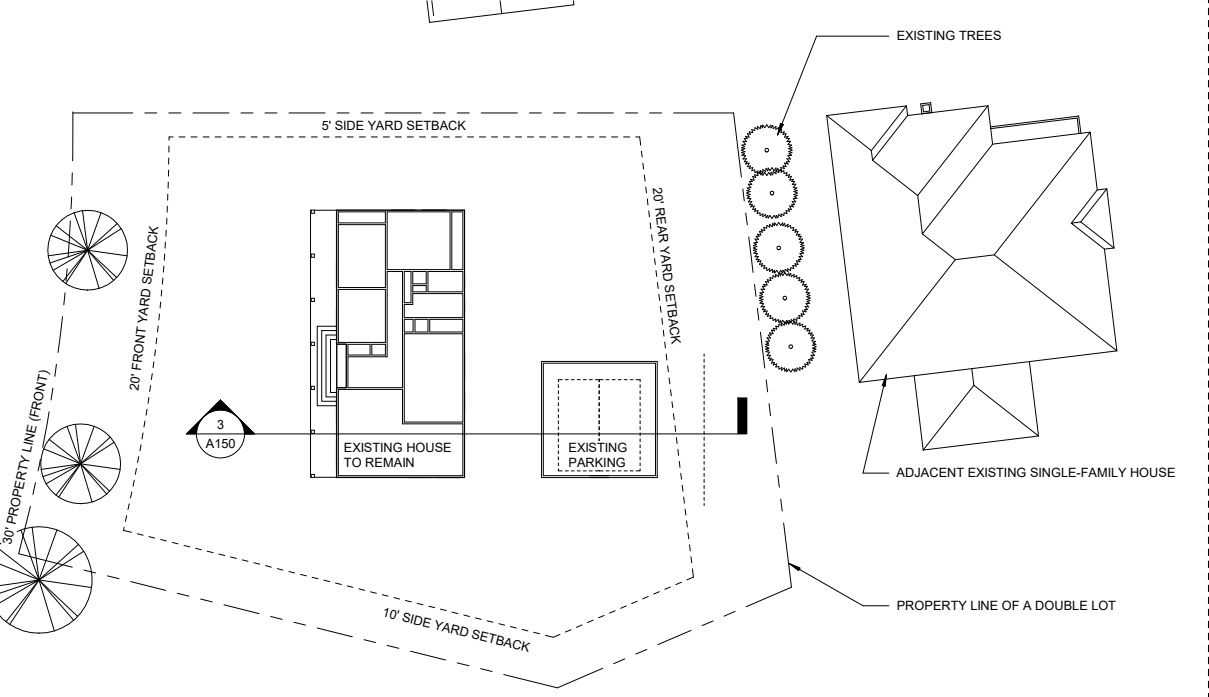
7 BUILDING SECTION - PROPOSED  
1" = 20'-0"

TO MEET HOUSE BILL 1110 (HB 1110) AND THE CURRENT BELLEVUE LAND USE CODE INTENT:

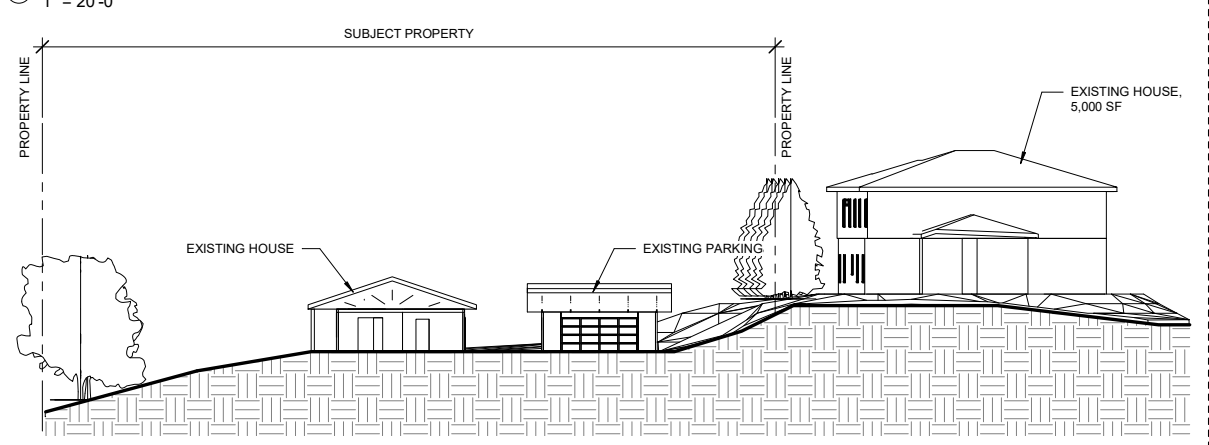
- PLEASE NO SHORT PLAT FOR DENSITY TO AVOID DEMOLITION OF FINE EXISTING HOMES WHEN NOT NEEDED, FOLLOWING HB 1110 SEC. 1, 2, AND 3.
- PLEASE KEEP PARKING ON-SITE AS MUCH AS POSSIBLE OR REDUCE STREET PARKING PER COMMUNITY OR RESIDENTS' FEEDBACK FOR "ENHANCED QUALITY OF LIFE" PER HB 1110 SEC. 1.
- IN 20.20.010 (1), PLEASE CLARIFY THAT THE NEW "MAXIMUM TOTAL MIDDLE HOUSING DENSITY UNIT COUNTS PER LOT IS TO BE: "DWELLING UNITS PER ACRE" (PER CHART 20.20.010) (COMPATIBLE IN SCALE, FORM, AND CHARACTER WITH SINGLE-FAMILY HOUSES PER HB 1110 SEC. 2) MULTIPLY BY THE "DWELLING UNITS PER LOT" FOR MIDDLE HOUSING (PER TABLE 20.20.538.C.1) (AFFORDABILITY AND ENVIRONMENTAL PROTECTION PER HB 1110 SEC. 1 TO ADDRESS HOUSING SHORTAGE)," SO THAT THE NEW "PER LOT" TEXTS IN LAND USE CODE AMENDMENT (LUCA) IS NOT MORE RESTRICTIVE (FOLLOWING HB 1110 SEC. 3.6.B) THAN THE "PER ACRE" INTENT THAT'S CURRENTLY IN THE BELLEVUE LAND USE CODE.
- PLEASE ALLOW 4-STORIES STACKED FLAT HORIZONTAL UNITS (NOT 3-STORIES VERTICAL UNITS ONLY, TO FORCE PEOPLE TO LIVE VERTICALLY), AS RESIDENTS WITH ACCESSIBILITY ISSUES NEED TO ACCESS THEIR LIVING SPACES FREELY AND HORIZONTALLY WITHOUT VERTICAL STAIRS OBSTRUCTIONS, AND TO MAXIMIZE LAND USE (1 STAIR, NOT 4 STAIRS FOOTPRINTS) TO BOTH ADDRESS HOUSING SHORTAGE AND ENHANCED QUALITY OF LIFE.
- PLEASE INCLUDE THIS INTENT: "DESIGNERS AND OFFICIALS ARE EXPECTED TO MEET OR EXCEED THESE REQUIREMENTS (THE LAND USE CODE) TO ENSURE PUBLIC HEALTH, SAFETY, AND WELFARE" IN THE LAND USE CODE, SIMILAR TO WHAT'S IN THE 2021 BELLEVUE BUILDING CODE (IBC) 101.2, 104.11, AND COMMON PROFESSIONAL PRACTICE AND EXPECTATION (FOLLOWING HB 1110 SEC. 3.6.A).

THE PROPOSAL NOTED ABOVE WILL PROVIDE MORE OPPORTUNITIES FOR PEOPLE TO LIVE, MEETING THE NEEDS NOTED IN HB 1110, WHILE NOT CHANGING THE INTENDED LOOK AND FEEL OF THE CURRENT BELLEVUE LAND USE CODE.

1 PROPOSAL NARRATIVE  
1" = 1'-0"



2 SITE PLAN - EXISTING  
1" = 20'-0"



3 BUILDING SECTION - EXISTING  
1" = 20'-0"

ORED

Engineer Stamp

Revision

MIDDLE HOUSING PROPOSAL

BELLEVUE, WASHINGTON

Sheet Title

SITE PLAN & BUILDING SECTION

Jurisdiction Approval Stamp

Current Issue Date: 15 JUN 2025

ORED Job Number: 07-0809-LKJX

Drawing Number

A150

PRE-DESIGN

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