

Johnson, Thara

From: phyllisjwhite@comcast.net
Sent: Tuesday, May 7, 2024 2:08 PM
To: PlanningCommission
Subject: Fwd: Re: Fwd: Re: Wilburton-BelRed Proposed Tree Code

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

Dear Chair Bhargava, Vice-Chair Goepple, and Commissioners Cuellar-Calad, Ferris, Khanloo, Lu, and Villaveces,

My name is Phyllis White and I am a Bellevue resident.

I noticed that my email to Caleb Miller was also added to the Planning Commissioner's public comments for your May 8th meeting.

I wish to add the following email below which I sent to Caleb today. I received the email from Ms. Scoggins after giving her my home address.

I would also appreciate consideration and clarification for the following for the protection of our Wildlife Habitat and/or Ecological Areas and our neighborhood trees:

1. Areas with federal or state listed endangered, threatened, or sensitive, or candidate species have a primary association with
 - Riparian connected streams, their aquatic ecological network and surrounding habitats for priority land species and their wildlife connected habitat networks
2. Wetlands, marshlands, and streams as part of the ecological system for streams
3. King County's Species of Local Importance include the following:
 - Streams connected to the basin containing Chinook salmon, Sockeye salmon, Coho/silver salmon, cutthroat trout. (The stream used to carry fish, and the city spent millions attempting to restore it.)
 - Priority Species of Birds in our Neighborhood trees - Great blue heron, Bald Eagle,

Thank you for your time and consideration in this matter.

Best regards,

Phyllis White

Reference:

[RCW 36.70A.030](#)(6) defines five types of critical areas:

- Wetlands
- Areas with a critical recharging effect on aquifers used for potable water

- Fish and wildlife habitat conservation areas
- Frequently flooded areas
- Geologically hazardous areas

Thank you,

Phyllis

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

From: phyllisjwhite@comcast.net

To: "Miller, Caleb" <CWMiller@bellevuewa.gov>

Cc: "planningcommission@bellevuewa.gov" <planningcommission@bellevuewa.gov>, Bellevue Councilmembers <council@bellevuewa.gov>

Date: 05/07/2024 12:33 PM PDT

Subject: Re: Fwd: Re: Wilburton-BelRed Proposed Tree Code

Please add me as a party of record.

Hello Caleb,

Here is a copy of a response I received from Beth Scoggins of the Washington Department of Fish and Wildlife:

RE: Riparian Ecosystem Recommendation Documents

 **Scoggins, Bethany Q (DFW)** <bethany.scoggins@dfw.wa.gov>

To PhyllisJWhite@comcast.net

Reply

Forward

Delete



1 attachment ▸

View

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Hi Phyllis,

Thank you for reaching out to WDFW.

For some background information, the PHS web APP is designed to be a tool and does not always map every sensitive species or habitat on the lands. The habitat on the map does not indicate the absence of the species or habitat.

As far riparian buffers, WDFW has new science that discusses riparian buffer sizes. WDFW recommends buffers that fully protect the channel migratory fish. The new science that WDFW is recommending, is for buffers along creeks to the height of the tallest tree expected at 200 years old, or the site potential to be a 100-foot buffer. This wider buffer is recommended, as they protect the full ecosystem service. Looking at WDFW's map for SPTH200 for your address location, WDFW recommends a riparian buffer of 196-feet.

WDFW has sent over our best available science resources to all the cities. We are hopeful that they will start to incorporate more of our science recommendations.

If you are interested in seeing WDFW's best available science resources, please email me. On 05/01/2024 3:29 PM PDT phyllisjwhite@comcast.net wrote:

Hello Caleb,

What is the city of Bellevue's definition of critical areas? Would you provide a current map? Also, what are the City's current policies on Species of Local Importance and the protection of significant and

landmark tree canopies for areas where they are frequently sighted and possibly live?

King County

"Update on Best Available Science Critical Areas Ordinance Review, 2024
King County Comprehensive Plan, December 2023

- As part of the 2024 King County Comprehensive Plan update, the County is required to review its policies and Critical Areas Ordinance (CAO) to include the current Best Available Science (BAS) and reflect changes in state law.
- The Growth Management Act (GMA) requires that counties and cities protect the functions and values of critical areas, including wetlands, critical aquifer recharge areas (CARAs), frequently flooded areas, geologically hazardous areas, and fish and wildlife habitat conservation areas (FWHCAs). "Protection" in the context of critical areas refers to both preservation of the functions and values of the natural environment and to safeguarding the public from hazards to health and safety (WAC 365-196-830). Examples of functions and values of wetlands include preventing downstream flooding, filtering pollutants, and supporting stream flows in the summer."
- The Washington Department of Fish and Wildlife recommendations include the riparian ecosystem, retaining a buffer of highest trees, such as 195 feet, or 200 feet, which cannot be grown in short periods of time:

[Priority Habitats And Species: Riparian Ecosystems and the Online SPTH Map Tool \(arcgis.com\)](#)

Best regards,

Phyllis White

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

From: "Gallant, Kristina" <KGallant@bellevuewa.gov>

To: phyllisjwhite <phyllisjwhite@comcast.net>

Cc: "Miller, Caleb" <CWMiller@bellevuewa.gov>

Date: 04/29/2024 2:14 PM PDT

Subject: Re: Wilburton-BelRed Proposed Tree Code

Hi Phyllis,

I have attached the draft Tree Code LUCA, which will apply to Wilburton when adopted. The proposed code has requirements that vary depending on the specific land use district.

At the same time, the Wilburton Vision Implementation code update may implement specific standards for Wilburton, which would be adopted later this year. If you would like to share any comments specific to trees in Wilburton, I recommend reaching out to Caleb Miller, the Senior Planner managing that project. He is copied on this message, his email is cwmiller@bellevuewa.gov.

Thanks,
Kristina



Kristina Gallant, AICP

Planning Manager

Code and Policy, Development Services, City of Bellevue
(She/Her)

425-452-6196 | kgallant@bellevuewa.gov | BellevueWA.Gov

From: phyllisjwhite <phyllisjwhite@comcast.net>

Sent: Friday, April 26, 2024 6:30 PM

To: Gallant, Kristina <KGallant@bellevuewa.gov>

Subject: Wilburton-BelRed Proposed Tree Code

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

Hello Kristina,

What is the proposed Land Use/Tree Code LUCA for Wilburton closest to the BelRed Road, between BelRed and NE 8th in the single-family neighborhoods, 130th, 132nd, and 134th?

As I mentioned in the Planning Commission meeting, we are Wilburton residents on the north side of NE 8th near to BelRed Rd. There used to be fish, such as salmon, swimming down the stream, and they are not present as they were previously. Sometimes the stream turns murky with foam. The City spent millions near 132nd and NE 8th hoping to restore the stream.

We still see blue herons, bald eagles, red tailed hawks, bats, bobcats, beavers, coyotes, and other animals frequenting our yards and neighborhood.

Best regards,

Phyllis White

Sent from my Galaxy

Johnson, Thara

From: phyllisjwhite@comcast.net
Sent: Tuesday, May 7, 2024 12:34 PM
To: Miller, Caleb
Cc: PlanningCommission; Council
Subject: Re: Fwd: Re: Wilburton-BelRed Proposed Tree Code

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To PhyllisJWhite@comcast.net

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Kristina Gallant, AICP

Planning Manager

Code and Policy, Development Services, City of Bellevue

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Phyllis White

Sent from my Galaxy

Johnson, Thara

From: phyllisjwhite@comcast.net
Sent: Tuesday, May 7, 2024 7:04 AM
To: Council; Robinson, Lynne; Malakoutian, Mo; Hamilton, Dave; Lee, Conrad; Nieuwenhuis, Jared; Stokes, John; Zahn, Janice
Cc: eking@bellevuewa.gov; PlanningCommission
Subject: Public Comment to Reevaluate Bellevue's Housing Needs Assessment

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

Please add this as a party on record

Dear Mayor Robertson, Deputy Mayor Malakoutian, Councilmembers Hamilton, Lee, Nieuwenhuis, Stokes, and Zahn,

My name is Phyllis White, and I am a Bellevue resident.

“Bellevue welcomes the world. Our diversity is our strength. We embrace the future while respecting our past.”

Bellevue Snapshot:

- Population in 2023: 154,600

DRAFT – MAY 1, 2024: CITY OF BELLEVUE COMPREHENSIVE PLAN 2044

- Bellevue is planning for 35,000 housing units and 70,000 jobs by 2044, bringing the total housing units and jobs in 2044 to 98,000 housing units, and 227,800 jobs (data below are growth targets):

Figure LU-1. Growth Targets

Year	Housing Units	Jobs*
2019	63,200	148,600
2044	98,200	218,600
Growth	35,000	70,000

*Covered employment refers to jobs “covered” under the state’s Unemployment Insurance Program, and constitutes 85-90% of total employment.

Figure LU-2. Growth by Neighborhood (2019-2044)

Neighborhood	Jobs	Housing Units
Neighborhoods with Mixed Use Centers	66,300	32,600
BelRed	20,400	8,800
Crossroads	900	700
Downtown	37,600	14,500
Eastgate & Factoria	2,500	4,600
Wilburton	4,900	4,000
All other Neighborhoods	3,700	2,400
Total	70,000	35,000

TOTAL: 35,000 Housing Units

Tonight's agenda reads:

"2022 Housing Needs Assessment (HNA)

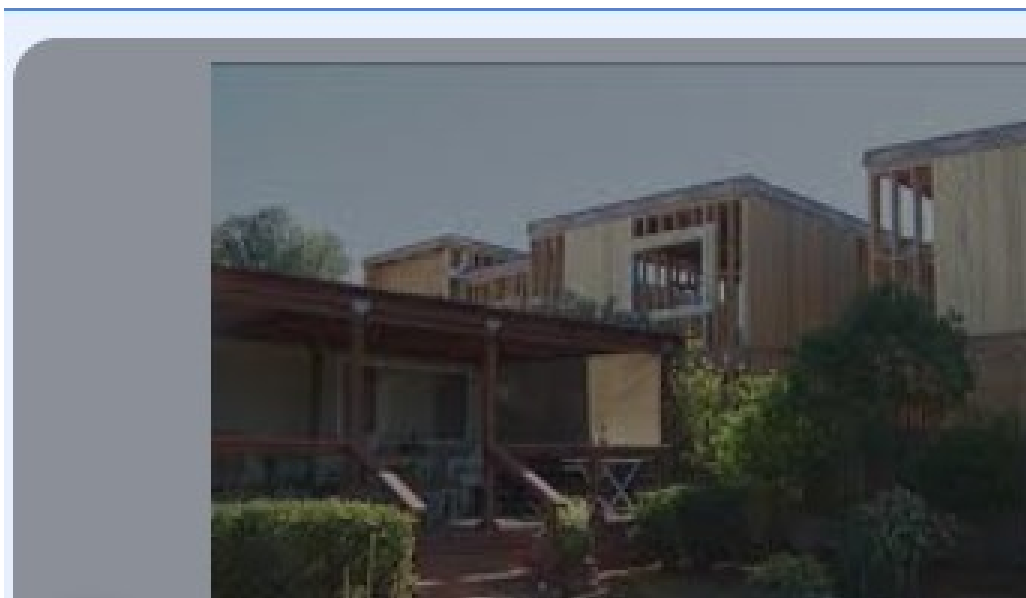
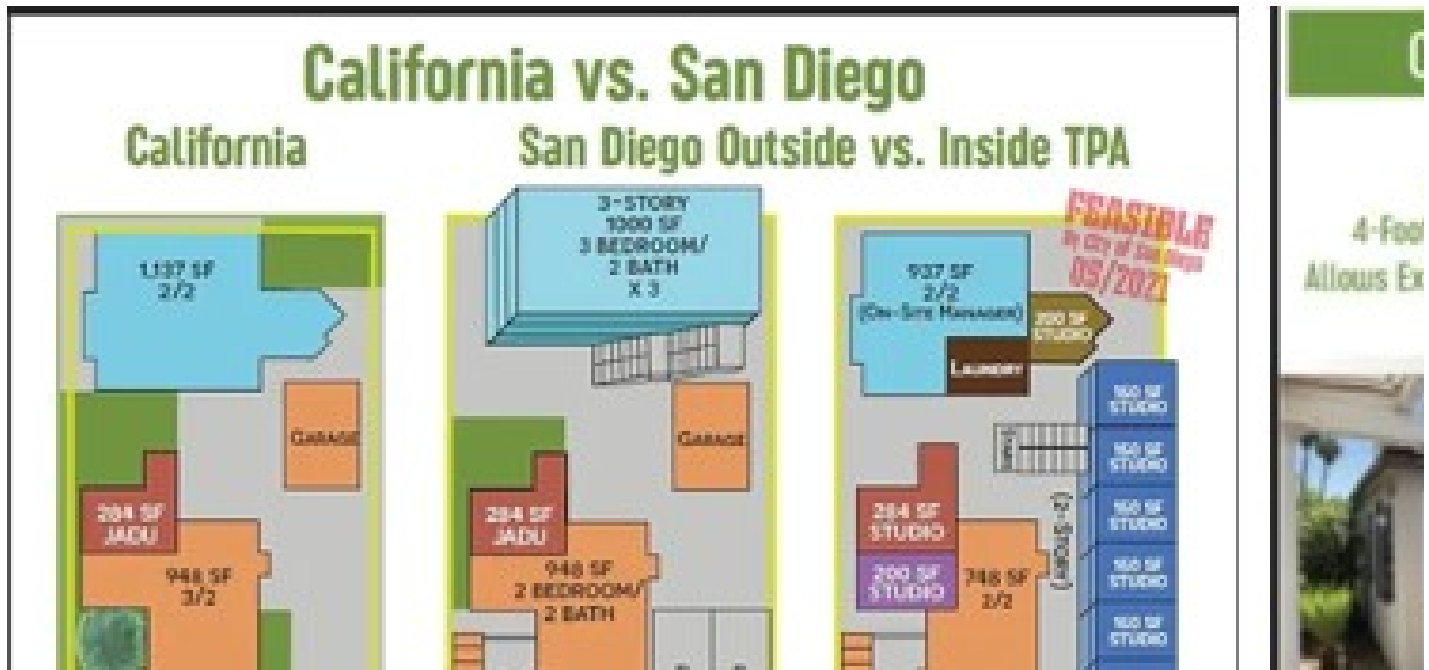
The 2022 Bellevue HNA is based on the City's overall growth target of 35,000 housing units between 2019-2044. **The methodology identified existing and future housing needs based on the socioeconomic characteristics of Bellevue residents, workers, and others who may wish to live in Bellevue.** These are represented by estimates of needed housing production affordable to income levels across several populations: **those who live in Bellevue today, those who work in Bellevue today, and those who live across King County and may want to live in Bellevue.** The 2022 methodology first estimated the existing affordability gaps for current Bellevue residents. This was estimated by comparing the distribution of existing household incomes to the distribution of affordability of existing housing units. A deficit of housing units affordable to households under 50 percent AMI was identified and is illustrated in the Current Need column in Table 1. The methodology distributes the remaining needs based on existing income distributions of Bellevue workers and King County residents. Half of the remaining need is distributed based on the income distribution of current Bellevue workers shown in the Bellevue Workers column in Table 1; half is distributed based on the distribution of current Bellevue residents shown in the Bellevue Residents column.

Table 1: 2022 Bellevue Housing Needs Assessment Gap Analysis (2019-2044)				
Income	Current Need	Bellevue Workers	King County Residents	Total Housing Need
0-30% AMI	4,070	682	2,068	6,820
30-50% AMI	935	994	1,717	3,646
50-80% AMI	-	2,238	1,648	3,887
80-100% AMI	-	1,579	1,456	3,035
100-120% AMI	-	1,536	1,649	3,185
>120% AMI	-	7,969	6,459	14,428
Total	5,005	14,998	14,997	35,000

In King County, ensuring suitable housing for those within the 0-30% Area Median Income (AMI) is crucial. This demographic often requires comprehensive wrap-around services designed to support individuals who face multiple challenges, including housing instability. **The need is greater because there is a shortage of available rental homes for this income range, combined with the demand for public services and wrap-around support.** Prioritizing appropriate housing is essential to effectively address these needs. Housing alone is not a solution.

Middle Housing

The Washington State Commerce defines "Middle Housing in Washington: May 2023 Fact Sheet for Implementing E2HB1 110" as buildings that are compatible in scale, form, and character with single-family houses. Rezoning has lasting impacts on the environment and on communities. Once a decision is made, the implications are far-reaching and challenging to reverse. In San Diego, for example: **"For middle-income families in the City of San Diego, the prospect of owning or renting a home is a challenge. There is a lack of housing built specifically for families in this income bracket (earning between 80-150% of the area median income), and rents and home prices have continued to rise. While funding sources exist to develop low-income housing and housing affordable to wealthier households via private development, there are no financial mechanisms to construct middle-income housing, contributing to a lack of housing options for these families."** There are also less barriers in San Diego which led to this:



Examples of "



Kensington's Missing Middle Homes

- are located in multi-family zoning

While I may not support off-street parking requirements, I believe factors such as floor area ratio (FAR), building heights, setbacks, and the number of units should be carefully deliberated.

Our street in Bellevue:



Thank you for your thoughtful consideration.

Sincerely,

1. https://tableaupub.kingcounty.gov/t/Public/views/AllocationMethodComparisonsUpdated/AllocationsStory?%3Aembed=y&%3AisGuestRedirectFromVizportal=y&%3Aorigin=card_share_link
2. [pdf \(kingcounty.gov\)](#)
3. [2020AnnualReport_final.pdf \(kingcounty.gov\)](#)

Johnson, Thara

From: Mariya Frost <mariya.frost@kemperdc.com>
Sent: Monday, May 6, 2024 10:25 AM
To: PlanningCommission
Cc: Council
Subject: KDC Comment on TR-56 and S-BR-54 - supporting arterials to accommodate growth
Attachments: KDC Letter to PC - TR-56 & S-BR-54.pdf

You don't often get email from mariya.frost@kemperdc.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.

Commissioners,

Please accept the attached written comment, also copied below, in advance of your May 8 meeting.

Thank you for your continued work on reviewing comprehensive plan policies. We are writing today to share comments about two transportation policies you began to address at the last Planning Commission meeting, both of which relate to the importance of maintaining arterial road lanes in order to accommodate the growth and increased travel demand the City is planning for.

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

Recommendation: Though our initial recommendation and preference is to repeal this policy altogether, **we support the Transportation Commission's amendment to include "peak period" language**, which serves as a guardrail to ensure the City does not use a 24-hour day to argue Bellevue has excess lane capacity on its roads (as was done and later retracted in the Bike Bellevue Guide). The peak period of travel, whether in the morning or afternoon, is when Bellevue residents and workers experience the highest levels of congestion and when we need our roads to reliably accommodate thousands of vehicular trips.

We also support adding language to this policy to reflect Council direction that repurposing travel lanes should be a "last resort."

The policy could read: "Allow for repurposing of travel lanes for other uses such as parking, transit or pedestrian and bicycle facilities where excess vehicular capacity exists at peak periods and/or to optimize person throughput along a corridor, and only as a last resort."

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

Recommendation: Staff recommend repealing this policy. We are asking you to **please retain this policy, or work this language into TR-17**, as we need to maintain and improve arterials citywide in order to serve the citywide travel demand the City projects will increase in the Comprehensive Plan FEIS. This policy offers unique direction to design arterial improvements, including added vehicular capacity, for the purpose of serving current

and future vehicular travel demand – direction that is not found in any other staff-referenced policy that vaguely mentions multimodal options.

If you choose to shift this language into general TR policy, we recommend doing so in TR-17, which could be rewritten as follows: “Scope, plan, design, implement, operate and maintain a complete and multimodal transportation network, including arterial improvements and added vehicular capacity, transit facilities and non-motorized components to serve travel demand and in accordance with ~~the Performance Metrics, Performance Targets, and Performance Management Areas as established in the Mobility Implementation Plan.~~”

Thank you for your thoughtful consideration.

Sincerely,



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





May 6, 2024

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

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

Commissioners,

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THE BELLEVUE
COLLECTION™

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KEMPER DEVELOPMENT COMPANY PO Box 908 Bellevue, WA 98009 425-646-3660 www.bellevuecollection.com



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Thank you for your thoughtful consideration.

Sincerely,

Mariya Frost
Director of Transportation
Kemper Development Company

Johnson, Thara

From: Anne Coughlin <doctorannecoughlin@gmail.com>
Sent: Monday, May 6, 2024 10:18 AM
To: PlanningCommission
Subject: Question How many units in P/SF-H

You don't often get email from doctorannecoughlin@gmail.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.

I was hoping to ask at the meeting tonight but just received an email from your Dept. instructing those with specific questions to send you an email.

Thank you,
Anne Coughlin

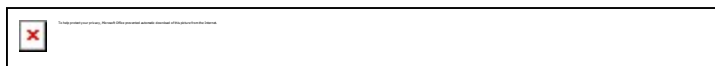
Johnson, Thara

From: American Stormwater Institute, LLC <info@amerstormwaterinst.com>
Sent: Monday, May 6, 2024 4:00 AM
To: PlanningCommission
Subject: MS4 Stormwater Inspector, Compliance & LID Training

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

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[View this email in your browser](#)



The American Stormwater Institute offers Stormwater Inspector Training for MS4, Construction & Industrial personnel. Training is offered live and interactive using Zoom. ASI's instructors have conducted thousands of inspections throughout the country.

Students will receive a certification valid for three years including CEUs or PDHs with successful completion of any course.

MS4 STORMWATER COURSES:

[Qualified MS4 Stormwater Permit Compliance Professional,](#)

Dates offered: May 14-15, 2024 and June 11-12, 2024

[Qualified MS4 Stormwater Inspector,](#)

Dates offered: May 9, 2024 and June 6, 2024

[Qualified MS4 Low Impact Development/Green Infrastructure Inspector,](#)

Dates offered: May 16, 2024 and June 13, 2024

OTHER COURSES OFFERED:

[Qualified Construction Stormwater Inspector,](#)

[Qualified Erosion & Sediment Control Inspector,](#)

[Florida Stormwater, Erosion & Sedimentation Control Inspector,](#)

[Qualified California Construction Stormwater Inspector, and](#)

[Qualified Industrial Stormwater Inspector,](#)

[Stormwater Inspector Regualification](#)

ASI offers private training courses specifically for you and your associates. If you have any questions, please contact Michele at 1-833-786-7698.

Please visit our website at www.americanstormwaterinstitute.com.



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MS4 Contacts

Our mailing address is:

American Stormwater Institute

PO Box 628

Abingdon, MD 21009-0628

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Want to change how you receive these emails?

You can [update your preferences](#) or [unsubscribe from this list](#).



Johnson, Thara

From: Craig Spiezle <craigsp@agelight.com>
Sent: Sunday, May 5, 2024 6:33 PM
To: Nesse, Katherine
Cc: PlanningCommission; Malakoutian, Mo
Subject: 735 100th Ave NE, KC Parcel 438920-0013 - Proposal

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Kate,

I am writing to express concerns about proposed changes that are being applied to 735 100th Ave NE, (KC Parcel 438920-0013), being proposed as R-M, versus R-L for all adjacent properties. As I understand the comp plan changes, by classifying this parcel as R-M it will allow the developer to build as high as 6 stories. This is in addition to the increased density of up to 4 units.

For context this is the only property zoned R20 and proposed to be R-M north of Goddard Park. Allowing this parcel to be R-M will introduce significant traffic and pedestrian safety issues reducing the line of sight at the traffic intersection of NE 8th Street and 100th Ave NE. Further, this parcel has significant existing limitations including: intersection setbacks, limited egress options and existing metro bus stop. This isolated R-M classification will adversely impact the community and I believe in conflict with multiple goals and policies within the NW Bellevue Comprehensive Plan which was updated in 2021.

On behalf of our neighborhood, we requesting a reexamination of the parcel classification reflecting these unique issues. We do not think a blanket approach to treat every R20 property the same is appropriate, fair or equitable. Upon your availability I would welcome the opportunity to discuss this proposal in great detail. Note I am on a bike trip heading towards Nashville and should be available after 1 PM PST.

Craig Spiezle
On Behalf of Lochleven Neighbors
425-985-1421

Johnson, Thara

From: Mike Raskin <Mike@mjrdevelopment.com>
Sent: Wednesday, May 8, 2024 11:37 AM
To: PlanningCommission
Cc: Johnson, Thara; Mike Raskin
Subject: 805 156th Ave NE Bellevue (corner of 156th and NE 8th) - Request for Midrise Mixed Use Comp Plan Designation
Attachments: 805 156th - Planning Commission request for Midrise Mixed Use Designation - 5-8-24.pdf

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Hi Planning Commission

Please include the attached letter in your discussions on the Comp Plan Amendments at the meeting 5-8-24 meeting today.

Thanks very much

Michael Raskin

MICHAEL RASKIN
mike@mjrdevelopment.com
T 425.822.4466
M 206.930.4537

MJR DEVELOPMENT
6725 116th Ave. NE, Suite 100
Kirkland, Washington 98033
www.mjrdevelopment.com

May 8th, 2024

Thara Johnson and Emil King
Planning Commission
Community Development -City of Bellevue

Re: 805 156th Ave NE (NW corner of 156th and NE 8th) - Land Use Designation to Midrise Mixed Use

I am writing to you and the Bellevue Planning Commission regarding my property at 805 156th Ave NE in Bellevue. My request that this property be included in the future Land Use designation of Midrise Mixed Use in your current process to align it with the future land use designations of the other three corners of this intersection.

This property is located at the NW corner of the intersection of NE 8th Street and 156th Ave in the Crossroads area of Bellevue. We are just west of the larger Crossroads Retail Center. The location of this property is shown on the attached aerial photo. Also attached is a map showing the proposed land use changes in this area. As you can see, the other three corners are indicated to be rezoned to Midrise Mixed Use. My property, like the other three corners at NE 8th and 156th, seem like the perfect location for Midrise Mixed Use for the following reasons:

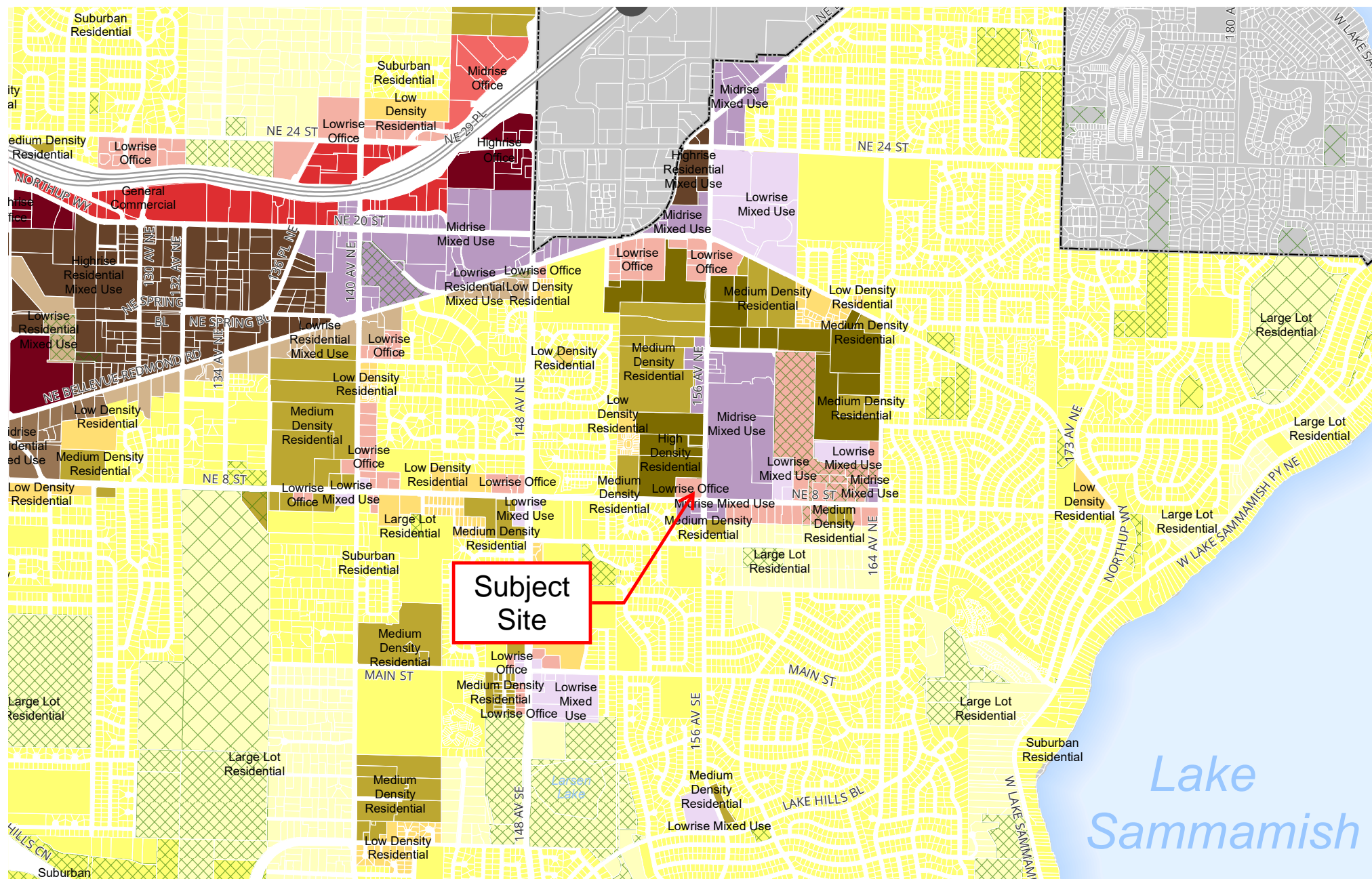
- It would provide needed housing in this part of Bellevue
- The property is located directly across the street from larger retail and services
- This property fits the definition of "fifteen-minute City" with retail, services and other amenities directly across the street
- The site is on the B Line Rapid Transit Line and well served by transit along NE 8th and 156th with easy connections west to DT Bellevue and North to Microsoft
- The conversion to Midrise Mixed Use will not displace any small local business since the building is currently leased to the State of Washington
- The current building is very old. It was built for PSE in 1966 which makes it almost 60 years old. It will require significant upgrades or more likely be torn down for a new building which would not be economically viable as compared to creating a new apartment building.
- The site is of sufficient size to allow both below grade and on-grade parking that would work for both apartments as well as retail that could be located on the first floor
- This is an identity corner for this part of Bellevue and is deserving of something greater than the single-story office building that is currently there.

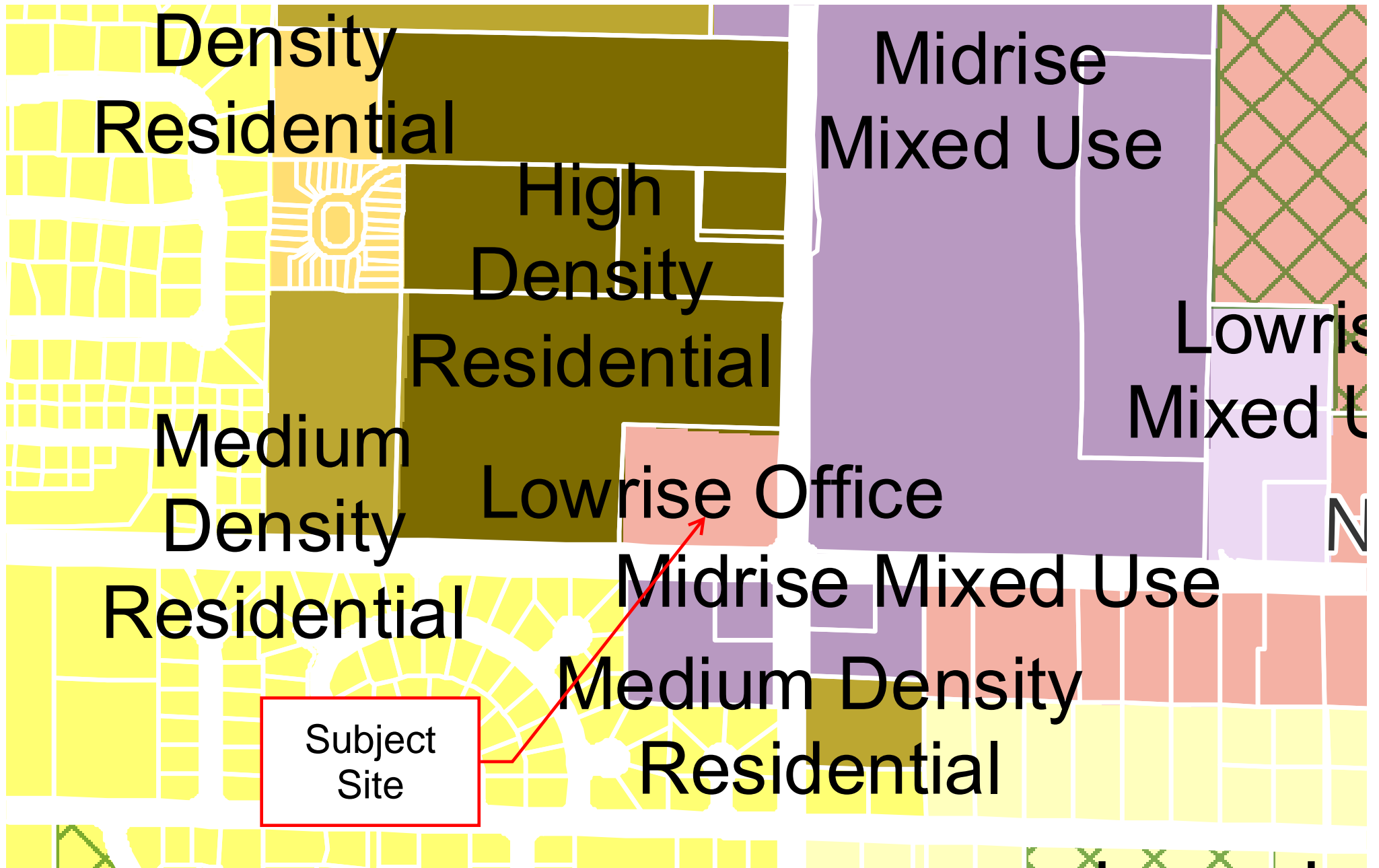
I hope you will seriously consider including this property in your change to Midrise Mixed use like the three other corners of this intersection. It would be a missed opportunity to keep it as office as opposed to aligning it with the housing goals of the new Comprehensive plans. As an aside, I grew up in Bellevue attending Sammamish High School. I was actually a box-boy at the Albertsons that was located across the street. This single-story office building has been there a long time and it would be great to change the zoning to Midrise Mixed Use to allow it to provide for needed housing in this part of Bellevue

Thank you for your consideration



Michael Raskin





Density
Residential

High
Density
Residential

Midrise
Mixed Use

Lowrise
Mixed Use

Medium
Density
Residential

Lowrise Office

Midrise Mixed Use

Medium Density
Residential

Subject
Site



From: [Craig Spiezle](#)
To: [PlanningCommission](#); [Nesse, Katherine](#)
Cc: [King, Emil A.](#); [Malakoutian, Mo](#); [Carlson, Diane \(she/her\)](#); [Council](#)
Subject: Draft 2044 Comprehensive Plan & Impact to R20 Building Heights
Date: Wednesday, May 8, 2024 1:40:35 PM
Attachments: [5-8-LochlevenCompPlan.pdf](#)

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In advance of this evenings Planning Commission meeting, I am submitting these comments on behalf of over 100 residents in the Lochleven and Vuecrest Communities. As noted in my comments, the Monday night meeting held to review the comp plan was very effective in engaging the community, providing clarity and understand to the process and implications. It is my hope this format can be used as model for other city departments to address community concerns and provide transparency.

Thank you.

Craig Spiezle
425-985-1421

Submitted via email

May 8, 2024

City of Bellevue
Bellevue Planning Commission
Kate Nesse, Senior Planner, Planning Department
450 110th Ave NE
Bellevue, WA 98004

Re: Draft 2044 Comprehensive Plan & Impact to R20 Building Heights

Ms. Nesse & Planning Commissioners Members,

On behalf of nearly 100 community members living in the Lochleven and Vuecrest neighborhoods, I am writing to thank you for hosting the community forum on May 6th, discussing the comprehensive plan. The format of the program provided the community an excellent opportunity to ask questions and gain a better understanding of the process, needs and potential impact. It is my hope this meeting format can be replicated by other City departments to effectively engage the community while building confidence and transparency.

The draft comprehensive plan has been an overwhelming task trying to distill nearly 1,000 pages of documents and proposals. This included efforts to calibrate the comprehensive plan with other efforts including but not limited to the EIS for Wilburton and the NW Bellevue Comp plan completed in 2021.

The Community found your response to my email on May 5th (see attached), and your response to my question at the Monday night meeting reassuring. Specifically, your clarification that parcels currently zoned as R20 and proposed to be classified as "Residential Medium", would NOT have building heights increased to allow 4 to 6 stories was appreciated. Further understanding that subsequent zoning changes would not be made to increase heights of these parcels addressed the communities' concerns. This confirmation is consistent with specific direction previously provided by the Mayor and City Council during the EIS Wilburton review where the planning department was directed to NOT increase heights within Lochleven and other similar neighborhoods.

I look forward to working with the Commission and staff to find a balance of managing growth and increasing affordable housing while protecting our great neighborhoods.



Craig Spiegle
On Behalf of Concerned Lochleven Neighbors
craigsp@agelight.com
425-985-1421

Cc: Emil King, Planning Department
Mo Malakoutian, City Council liaison
Diane Carlson, Acting City Manager

From: Craig Spiezle

Sent: Sunday, May 5, 2024 8:33 PM

To: KNesse@bellevuewa.gov

Cc: PlanningCommission@bellevuewa.gov; Malakoutian, Mo <MMalakoutian@bellevuewa.gov>

Subject: 735 100th Ave NE, KC Parcel 438920-0013 - Proposal

Kate,

I am writing to express concerns about proposed changes that are being applied to 735 100th Ave NE, (KC Parcel 438920-0013), being proposed as R-M, versus R-L for all adjacent properties. As I understand the comp plan changes, by classifying this parcel as R-M it will allow the developer to build as high as 6 stories. This is in addition to the increased density of up to 4 units.

For context this is the only property zoned R20 and proposed to be R-M north of Goddard Park. Allowing this parcel to be R-M will introduce significant traffic and pedestrian safety issues reducing the line of sight at the traffic intersection of NE 8th Street and 100th Ave NE. Further, this parcel has significant existing limitations including: intersection setbacks, limited egress options and existing metro bus stop. This isolated R-M classification will adversely impact the community and I believe in conflict with multiple goals and policies within the NW Bellevue Comprehensive Plan which was updated in 2021.

On behalf of our neighborhood, we requesting a reexamination of the parcel classification reflecting these unique issues. We do not think a blanket approach to treat every R20 property the same is appropriate, fair or equitable. Upon your availability I would welcome the opportunity to discuss this proposal in great detail. Note I am on a bike trip heading towards Nashville and should be available after 1 PM PST.

Craig Spiezle

On Behalf of Lochleven Neighbors

425-985-1421

From: [Kevin Wallace](#)
To: [PlanningCommission](#)
Cc: [Council](#); [TransportationCommission](#); [Singelakis, Andrew](#); [King, Emil A.](#)
Subject: Study Session 8(a) Comp Plan Update Transportation Provisions
Date: Wednesday, May 8, 2024 1:55:03 PM

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Dear Planning Commissioners,

I write to request that you restore **TR-27**, which calls for monitoring of traffic growth on collector arterials and taking measures to keep volumes within reasonable limits; and amend **TR-56** to:

“Travel lanes shall only be repurposed for other uses such as parking, transit or pedestrian and bicycle facilities as a last resort.”

You are about to embark on the most radical increase in density in the city’s history. The proposed increases in Wilburton and Bel-Red are truly eye-popping, and call for growth that will strain every service the city provides, but especially transportation. As one of five metropolitan cities in Central Puget Sound, enabling this growth to occur in Bellevue is of critical importance to our region’s goals for housing and jobs, but the growth must be realistic, and it cannot happen if our transportation system is gridlocked.

Bellevue is a suburban city that depends on arterial roadways to move cars, freight, and bus transit. To continue to thrive it is critical that we push to expand all modes of transportation -- transit, ped/bike, highways, roads and technology – without reducing any of them. Looking at roadways specifically, suburban Bellevue, with its dynamic, retail-focused economy is heavily dependent on having a functioning road network that brings in shoppers and workers, and enables our residents to get around, by car, truck and bus. It is critical that we continue to maintain and expand the city’s street capacity to serve our present transportation needs and to enable the future growth called for in the Comprehensive Plan.

This is why the staff’s proposal to delete TR-27 and amend TR-56 is so troubling. In effect, the Comp Plan would say, “there’s no need to study traffic volumes on Bellevue’s arterials or keep volumes within reasonable limits” (deletion of TR-27) and “transportation staff has free license to convert road lanes to bike lanes whenever they conclude that *either excess capacity exists or that eliminating the road lane optimizes*

person throughput along a corridor” (proposed TR-56). If these vague terms are adopted we’ll be constantly fighting a battle to prevent road diets throughout the city.

This is not rational or feasible, and flies directly in the face of the Council direction to only convert road lanes to bike lanes “as a last resort.” Staff are already trying to neuter the Council motion by concluding “specific Council direction with regard to repurposing travel lanes applies only to Bike Bellevue corridors”. If that was the intent, the Council would have clearly said “but our motion only applies to the Bike Bellevue corridors.” Instead, they said:

- “I think it is time to take removing travel lanes out of the discussion”
- “We need more and better roads”
- “I would not support getting rid of car lanes”
- “We are suffering from having roads not redone and not worked on with all the development that is coming”
- “I agree that removing road lanes should be our last, last, last resort.”

If Bellevue is to continue to grow and achieve the land use goals in the Comprehensive Plan it is critical that we adhere to a principal of *at least maintaining the existing roadways we have*. Citywide, road lanes should only be removed “as a last, last, last resort.” If our shared goal remains to expand all modes of transportation, the city can expand the bike network by placing bike lanes next to roads and in priority corridors like Eastrail, without removing road lanes at all. We can also expand the road network by completing arterial roads like Spring Boulevard with complete streets that include road lanes, bike lanes and sidewalks. This may take a little more time and effort, but it’s worth it, and is essential to maintaining Bellevue’s vibrant economy while we continue to grow.

Please adhere to the Council’s motion, and their principled stand for the preservation of Bellevue’s road network, by restoring TR-27 and modifying TR-56 in the manner I propose above.

Thank you.

Kevin Wallace

Wallace Properties, Inc.
330 112th Ave. NE #200
Bellevue, WA 98004
(425) 278-6363 (Direct)
(425) 802-5701 (Cell)

From: [Brady Nordstrom](#)
To: [PlanningCommission](#)
Cc: [Johnson, Thara](#)
Subject: Futurewise - Housing Capacity Comment (5-8-2024)
Date: Wednesday, May 8, 2024 2:37:04 PM
Attachments: [Futurewise BellevueHousingCapacityComment 5-8-2024.pdf](#)

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Dear Bellevue Planning Commission,

I'm reaching out today on behalf of **Futurewise**. We thank you for your diligent work to recommend a final Comprehensive Plan Periodic Update to City Council in the coming months.

Futurewise is writing to share comment about the implications of the full buildout methodology for residential capacity in the FEIS Preferred Alternative and analysis data in the Affordable Housing Capacity Technical Report (Appendix R). We hope this will be of assistance as you consider your final CPPU recommendations.

Please see our full comments in the attached PDF. We encourage you to reach out if you have additional questions or want to chat.

Best Regards,
Brady Nordstrom

--

Eastside Program Coordinator
Futurewise
Cell: 253.886.2099
816 Second Avenue, Suite 200 , Seattle, WA 98104-1530
futurewise.org



Futurewise c/o WeWork
1201 3rd Ave #2200, Seattle, WA 98101
(206) 343-0681
futurewise.org



May 8, 2024

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

Dear Bellevue Planning Commission,


Futurewise works throughout Washington state to encourage healthy, equitable and opportunity-rich communities, and to protect our most valuable farmland, forests and water resources through wise land use policies and practices ([website](#)). We are actively engaged with the City of Bellevue and other East King County organizations to support Bellevue's Comprehensive Plan Periodic Update ("CPPU") process, especially as that relates to residential capacity, transit-oriented development, and affordable housing strategies.

Futurewise thanks City of Bellevue staff for their diligent, yearslong work to propose a range of growth alternatives, analyze environmental impacts, conduct broad engagement, and balance proposals with feedback from the community, stakeholders, City Councilmembers, and Commissioners. All this was done while maintaining a tight project schedule.

As the Planning Commission is briefed on the full draft Comprehensive Plan and poised to provide final recommendations to Council in the coming months, **Futurewise would like to share brief comment on two related aspects of the Final Environmental Impact Statement ("FEIS"): a.) the methodology to determine residential capacity, and b.) the Affordable Housing Capacity Technical Report (Appendix R).** To the best of our understanding, Futurewise believes that the City of Bellevue is planning for sufficient capacity to accommodate housing affordable to all economic segments. However, **we hope to clarify new GMA planning requirements for housing, the implications of the methodology Bellevue used to calculate residential capacity in the CPPU FEIS, the benefits of a residential capacity methodology that discounts for market and other factors; and the additional transparency we encourage for data in the Affordable Housing Capacity Technical Report including maps (such as parcel and zoning maps that identify the developable and redevelopable land), lot and capacity data by zone, the identification of assumptions, and the results of calculations.**


HB 1220 was passed in 2022 and added jurisdictional planning requirements for housing to the Growth Management Act (GMA). This is the first major Comprehensive Plan update that must comply with these new requirements. This includes specific requirements to "identify sufficient capacity of land for housing including, but not limited to... housing for moderate, low, very low, and extremely low-income households" and to "[make] adequate provisions for existing and





projected needs of all economic segments of the community.” **The City of Bellevue must demonstrate that Bellevue’s new zoning will have enough net capacity for projected growth over the next 20 years and that the allocation of zoning types (low-rise, mid-rise, high-rise, etc.) are sufficient to support housing affordable to households at different segments of the economic ladder.** This is why the Comprehensive Plan includes housing targets broken down by income level and why City staff included an Affordable Housing Capacity Technical Report in the FEIS.

There are two important clarifications that we hope Planning Commissioners are aware of:

- **City Staff and their consultants used a “full-build out” methodology** to calculate residential capacity in the FEIS to generate the net capacity numbers (152,000 net new housing units in the Preferred Alternative). This assumed the maximum build out of all capacity *without* discounting for market factors. **Discounting market factors may be considered a best practice in planning for growth.** It is consistent with the minimum guidelines that the Washington State Department of Commerce has adopted for review and evaluation reports in WAC 365-196-315(5)(b)(ii). Additionally, the GMA requires “the use of a reasonable land market supply factor when evaluating land suitable to accommodate new development or redevelopment of land for residential development and employment activities” in RCW 36.70A.215(3)(b)(ii). Therefore, the conservative capacity methodology used by the City studies the very worst-case scenario impacts from full buildout, not the most likely or even reasonable impacts, over a decades long planning timeframe. **Futurewise disagrees with this maximalist approach that over-estimates growth. We prefer a clearly defined methodology that discounts growth for market and other factors.**
 - **Studying maximum capacity can create a false impression of extreme growth that is misleading to the public, especially in lower-density residential zones.** For example, low density residential capacity represents only 15.4% of housing growth in Alternative 3, while it represents 47.5% of residential growth in the Preferred Alternative after HB 1110 and HB 1337 requirements were added. **It is extremely unlikely that almost 50% of future growth will happen in low-density residential zones.** Individual property owners would have to sell and/or redevelop their own homes en masse and the economic reality would have to shift to make redevelopment feasible, which is not currently the case for many types of middle housing. If we look at other U.S. jurisdictions that passed middle housing ordinances, including Kirkland, we see that the development of middle housing typologies is very slow to catch on after passage— change is incremental.
 - **To the best of our understanding, Futurewise believes that the Preferred Alternative in the CPPU plans for sufficient residential capacity to accommodate housing affordable to all economic segments.** This is because the City included an Affordable Housing Capacity Technical Report (Appendix R) and Bellevue Emergency Housing Land Capacity Analysis (Appendix Q) that do use discounting and broadly follow Department of Commerce guidance. **However, even though the results of the analysis are provided, there isn’t enough transparency about the analysis itself for the**
- 



public to determine independently if there is sufficient capacity of land to meet GMA requirements for the various economic segments of the population.

- The GMA and Department of Commerce make some recommendations for the methodology and land capacity analysis report, however, there isn't a single defined methodology or way to present this analysis. Nonetheless, **Futurewise recommends greater public transparency with future land capacity analyses that includes maps (such as parcel and zoning maps that identify the developable and redevelopable land), lot and capacity data by zone, the identification of assumptions, and then the results of calculations.** The Affordable Housing Capacity Technical Report lists some assumptions, capacity data by zone (not by lot data), and the results, but **other data and analysis is not publicly available to our knowledge.**
- The City includes broad rules to discount parcels. However, the report does not provide specific information beyond these broad assumptions. Enumerated land capacity discounting factors in Appendix R include:
 - Encumbrances on the land that limit the ability to develop, such as environmental constraints and infrastructure requirements.
 - Market factor discount of 25% in most zones.
 - Market factor discount of 50% for low-rise zones and land subject to HB 1110 (note: ADU's not broken out separately).
 - New zones discounted using "similar existing zone."
 - "...many other factors that influence whether affordable housing is built, including available funding, organizational capacity, material and construction capacity, among other factors."

We hope that we helped clarify the implications of the residential capacity methodology in the Bellevue CPPU FEIS, the benefits of a residential capacity methodology that clearly discounts for market and other factors, and the additional transparency we encourage for data in the Affordable Housing Capacity Technical Report. Thank you for considering our comments as you make final recommendations to Council for Bellevue's Comprehensive Plan Periodic Update.

Best Regards,
Brady Nordstrom

Futurewise
Eastside Program Coordinator
253.886.2099



From: [Charlie Bauman](#)
To: [PlanningCommission](#)
Cc: [Rousseau, Gwen](#); [King, Emil A.](#); [Johnson, Thara](#)
Subject: BelRed Look Forward comments for May 8th meeting
Date: Wednesday, May 8, 2024 3:23:24 PM

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Dear Planning Commissioners,

I share these comments regarding the study session of the Bel-Red Look Forward policies and land use map which will be discussed tonight.

Many of these comments have been shared before, and I also share these on behalf of the Bel-Red Property Group, which is a collection of stakeholders who own 85 properties throughout Bel-Red, totaling more than 135 acres, including nearly 70% of the land within ¼ mile of the 130th light rail station.

Overall, I'd encourage the Planning Commission to support the Bel-Red Subarea Policy Amendments as drafted, along with the current Bel-Red Subarea Land Use Map.

The policies and land use map reflect nearly 2-years of Staff's diligent engagement with the public and property owners to understand what types of policy and land use designation changes are needed to best position properties to redevelop into much needed housing. Staff's determination of priorities for the Bel-Red Subarea (listed below) are a great reflection of this process and will help set Bel-Red on the path to future housing production.

- 1. Extend areas designated for high intensity development i.e. station area nodes,*
- 2. Increase allowed height and FAR within the station area nodes, and*
- 3. Expand area designated for residential mixed use development.*

The majority of Bel-Red property owners are anxious to move on to the zoning code drafting, which will be a very detailed and lengthy process, and which will ultimately govern the size and form of what can be built in these areas.

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

Thank you all for your time.

Charlie Bauman

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

From: [Betsi Hummer](#)
To: [PlanningCommission](#); [Lu, Jonny](#); [Khanloo, Negin](#); [Malakoutian, Mo](#); [Villaveces, Andres](#); [Goepppele, Craighton](#); [Ferris,Carolynn](#); [Bhargava, Vishal](#)
Subject: Fw: I am sharing "ZoningR7-5" with you
Date: Wednesday, May 8, 2024 7:32:00 PM
Attachments: [ZoningR7-5.pdf](#)

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Here is the map that shows the R7.5 zoned properties in Bellevue. It is not often used. Please ask for another grouping that shows real rezone requests.

[Sent from Yahoo Mail on Android](#)

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

From: "Betsi Hummer" <betsihammer@yahoo.com>
To: "planningcommission@bellevuewa.gov"
<planningcommission@bellevuewa.gov>
Sent: Thu, Mar 7, 2024 at 2:48 PM
Subject: Fw: I am sharing 'ZoningR7-5' with you

FYI R7.5 sounds lovely, but there is hardly any in the City of Bellevue.
There is a lot of R5. R5 can also have townhomes, without any new new zoning...

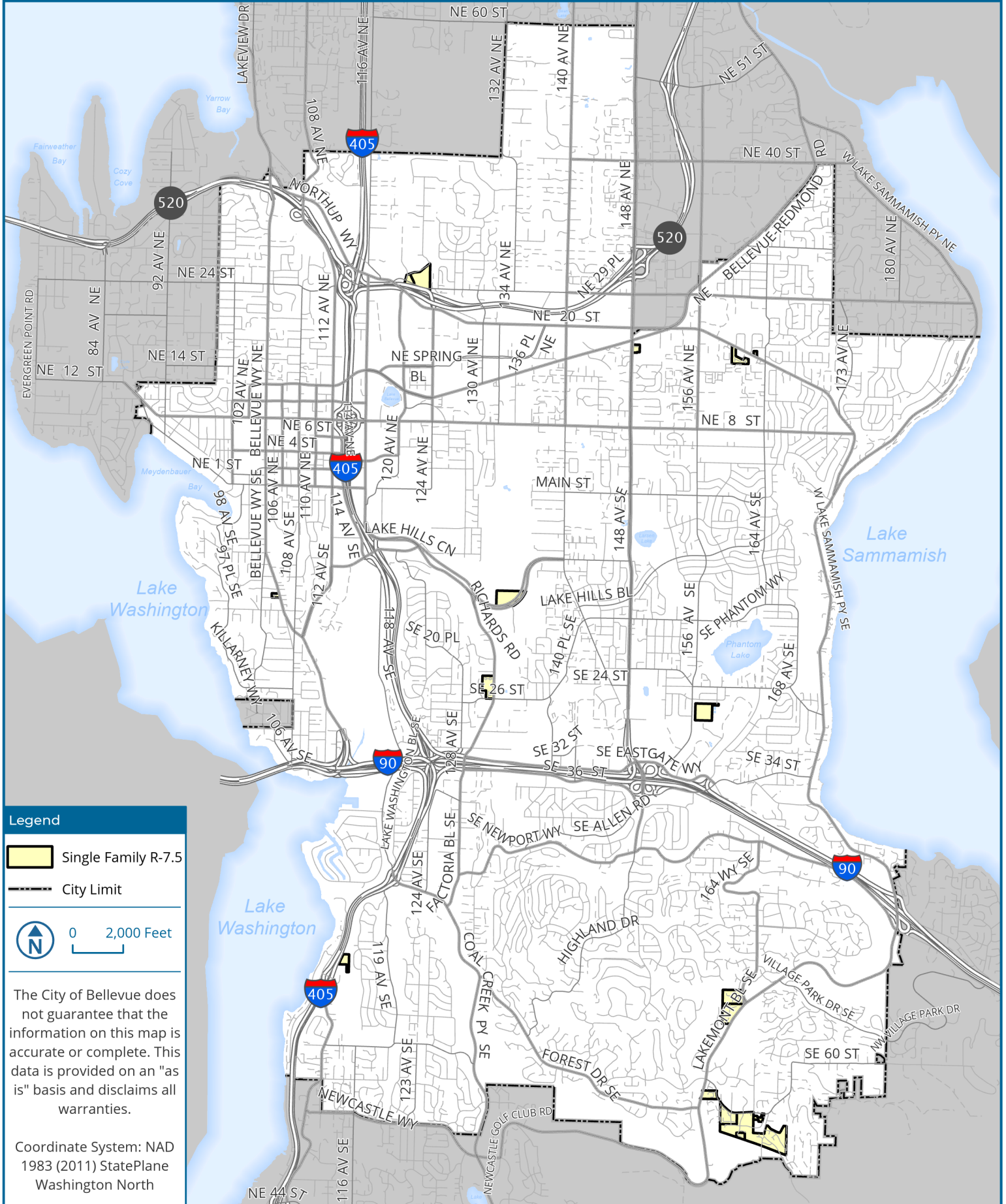
Betsi Hummer 425.591.4784 betsihammer@yahoo.com

Here is the map I requested to show R7.5 zoned neighborhoods in Bellevue.
Perhaps R7.5 is a popular zoning in other jurisdictions, but not in Bellevue.
I hope you can let me know how you see R7.5 zoning being used throughout Bellevue.
Thanks
Betsi

[Sent from Yahoo Mail on Android](#)

Zoning

Single Family R-7.5



From: [Betsi Hummer](#)
To: [PlanningCommission](#); [Lu, Jonny](#); [Khanloo, Negin](#); [Malakoutian, Mo](#); [Villaveces, Andres](#); [Goeppeler, Craighton](#); [Ferris, Carolyn](#); [Bhargava, Vishal](#)
Subject: Jubilee Reach
Date: Wednesday, May 8, 2024 7:36:03 PM

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Staff should be showing the other zoning surrounding that parcel.

Several properties are zoned R10 in that area.

You need to look at the entire area.

The neighborhoods should be notified.

Betsi Hummer 425.591.4784 betsihummer@yahoo.com

[Sent from Yahoo Mail on Android](#)

From: [Betsi Hummer](#)
To: [PlanningCommission](#); [Lu, Jonny](#); [Khanloo, Negin](#); [Malakoutian, Mo](#); [Villaveces, Andres](#); [Goeppeler, Craighton](#); [Ferris, Carolyn](#); [Bhargava, Vishal](#)
Subject: Naturally Occurring Affordable Housing
Date: Wednesday, May 8, 2024 7:41:57 PM

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By not changing the Future Land Use Map results in red lining.
Betsi Hummer 425.591.4784 betsihummer@yahoo.com

[Sent from Yahoo Mail on Android](#)

From: [Betsi Hummer](#)
To: [PlanningCommission](#); [Lu, Jonny](#); [Khanloo, Negin](#); [Malakoutian, Mo](#); [Villaveces, Andres](#); [Goeppeler, Craighton](#); [Ferris, Carolyn](#); [Bhargava, Vishal](#)
Subject: Re: Jubilee Reach
Date: Wednesday, May 8, 2024 8:02:01 PM

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Jubilee Reach's current impact is on the neighborhood parking when they sponsor regular fo9dbanks.

Also King County Housing Authority owns several properties across 140th next to the Cemetery.

There are also several other churches and apartment buildings all along 140th.

[Sent from Yahoo Mail on Android](#)

On Wed, May 8, 2024 at 7:33 PM, Betsi Hummer
<betsihammer@yahoo.com> wrote:

Staff should be showing the other zoning surrounding that parcel.

Several properties are zoned R10 in that area.

You need to look at the entire area.

The neighborhoods should be notified.

Betsi Hummer 425.591.4784 betsihammer@yahoo.com

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From: [David Woosley](#)
To: [PlanningCommission](#)
Subject: RE: Comments on Comprehensive Plan
Date: Friday, May 10, 2024 9:40:09 AM

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Hello -

It is wonderful seeing the progress on the updated comprehensive plan for Bellevue.

I would like you to support the greatest amount of urban density, flexibility in Permitted Uses, and minimal extraordinary costs on new development supported by the updated Comprehensive Plan Policies. This would align the city, the residents, and the property owner's to continue building the world-class city that Bellevue has become.

Kind regards,
David Woosley

✉ david.woosley@hotmail.com

From: [Divya Kapuria](#)
To: [PlanningCommission](#); [Johnson, Thara](#)
Cc: [Matt Anderson](#)
Subject: Comments on Draft Comprehensive Plan Policy Updates
Date: Wednesday, May 15, 2024 3:00:26 PM
Attachments: [Outlook-signature .png](#)
[2024_0515 Planning Commission Written Comments.pdf](#)

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Dear Planning Commissioner and Thara,

Please see attached a letter with our comments on the policies in the full draft Comprehensive Plan document. We look forward to the meeting on May 22.

Sincerely,

Divya Kapuria

PROJECT MANAGER

HEARTLAND

HEARTLAND LLC 801 Second Avenue Suite 614 Seattle, WA 98104

TEL 206 **682-2500** • CELL 734 **578-3257**

<http://www.HEARTLANDLLC.com>



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HEARTLAND

May 15, 2024

City of Bellevue Planning Commission
c/o Thara Johnson

Send via email:

PlanningCommission@bellevuewa.gov

Thara Johnson: TMJohnson@bellevuewa.gov

Re: Comments on Draft Comprehensive Plan Policy Updates

Planning Commissioners:

On behalf of Newport Hills Shopping Center (“NHSC”) ownership group, we at Heartland are reaching out to express our appreciation for the hard work the City Staff, Planning Commission and the City Council have put to date into the Comprehensive Plan update process. This letter addresses the City’s priorities grouped by broad themes presented on May 6, 2024, key related policies identified in Full Draft Comprehensive Plan released on May 2, 2024, and how a site like NHSC can help further the City’s goals.

BROAD THEMES

Housing NH-2.1 HO-11 HO-63. ED-18.	<p>There is a need to provide a wide range of housing types at all income levels that cater to a variety of Bellevue residents. The City staff have identified a need for affordable housing, middle income housing, senior housing, and family-sized housing.</p> <p>Large sites in neighborhood centers when paired with appropriate development standards can provide a diverse range and mix of housing that advance equitable housing opportunities to everyone. Such sites in neighborhood centers can also provide alternative housing typologies compared to housing offered in dense urban core of Bellevue.</p>
Climate & Environment LU-3. NH-2.3 CL-16. UD-1. UD-2. UD-30.	<p>Multiple policies prioritize increase of open space and tree canopy to foster City’s image of “City in a Park”. Redevelopment of retail strip malls that are primarily asphalt parking right now can be revitalized to integrate the high quality, active open spaces that draw the public in and help create Third Places for people to gather and increase walkability to foster a more vibrant neighborhood.</p> <p>Public amenities like these can only be delivered when supported by enough residential density to offset the high cost of building them.</p>
Placemaking LU-16. LU-18. LU-34.	<p>Residents of Bellevue value activities that create Third Places for the neighbors to enjoy. Placemaking activities that support arts, live music, and generally encourage gathering spaces are increasingly becoming important for the mental health of the residents with increasing work from home trends.</p>

NH-2.2 and NH-2.4 ED-25. ED-46. PA-28. UD-49.	Gathering places that support local retail and can deliver neighborhood serving businesses in Lowrise Mixed Use areas is possible on larger sites that are supported by appropriate density and incentives. Housing drives the economics of mixed-use projects, not the retail which is, at best, a break-even component of the project. Where substantial amounts of public amenities are desired, there must be sufficient residential capacity for the project to be economically viable.
Access & Mobility TR-23. TR-65. TR-66. TR-93. TR-134.	There is a desire for alternative modes that can promote active transportation in the City of Bellevue. The City aims to strengthen connections between downtown and retail activity centers while being mindful of traffic concerns. We support these goals and will be working closely with the City to develop strategies that can mitigate traffic concerns.

The ownership of NHSC is committed to furthering many of City's priorities and working collaboratively with staff to create a vibrant neighborhood center. But this vision cannot be achieved without appropriate development standards that can enable redevelopment and unlock the full potential of large sites in neighborhood centers.

Sincerely,

HEARTLAND LLC



Matt Anderson
Principal & Senior Project Director

KEY REFERENCED POLICIES

Land Use

- LU-3. Prioritize the redevelopment on under-developed land over vacant land, open space and environmentally sensitive areas.
- LU-16. Enhance existing Neighborhood Centers (see Map LU-2) designed to serve neighborhoods, recognizing their multiple roles: serving residents' needs, acting as community gathering places, and helping to establish neighborhood identity.
- LU-18. Encourage new retail and services alongside residential in Neighborhood Centers, ensuring easy pedestrian access, and enhancing the livability of the neighborhood.
- LU-34. Recognize the placemaking value of arts and cultural facilities and work to site them throughout the city as a means to enhance neighborhoods.

Neighborhoods

- NH-2. Support the creation of a variety of land uses to fulfill each neighborhood's basic needs, including:
1. A range of housing types at various affordability levels;
 2. Access to basic needs such as groceries, pharmacies, child care and other essential services;
 3. Natural areas and open spaces; and
 4. Public places to gather like centers and parks and private places to gather like churches and country clubs.

Housing

- HO-11. Ensure a diverse housing stock, including affordable housing, throughout the city to meet the needs of all individuals and families of differing incomes, sizes, arrangements and cultural backgrounds.
- HO-63. Encourage a range of housing types for older adults affordable at a variety of income levels to minimize displacement and ensure older adults can reside in the area of their choosing as their needs change over time.

Transportation

- TR-23. Increase connectivity and system completeness for all transportation modes to create a Complete Streets arterial network.
- TR-65. Coordinate with private developers and transit providers to integrate transit passenger information and facilities, pedestrian connections and weather protection, and bicycle access and parking into new development and redevelopment.
- TR-66. Integrate safe pedestrian and bicycle access to transit in collaboration with transit service providers and private-sector developers.

- TR-93. Promote and facilitate active transportation.
- TR-134. Consider neighborhood traffic and livability conditions and address potential adverse impacts of public and private projects during the study, planning, design, permit, and construction phases.

Economic Development

- ED-18. Facilitate development of a range of housing opportunities to accommodate Bellevue's growing workforce.
- ED-25. Emphasize the value of a range of commercial centers to provide opportunities for a diverse range of businesses.
- ED-46. Support new, relocating or expanding businesses in finding and securing space within the city.

Climate and Environment

- CL-16. Achieve a citywide tree canopy target of at least 40% canopy coverage that reflects our "City in a Park" character and maintain an action plan for meeting the target across multiple land use types including right-of-way, public lands, and residential and commercial uses.

Parks, Recreation and Open Space

- PA-28. Promote partnerships with public and private service providers to meet cultural, recreational, and social needs of the community.

Urban Design & the Arts

- UD-1. Preserve and enhance trees throughout the city to retain tree canopy and foster the city's image as a "City in a Park."
- UD-2. Integrate high quality and inviting public open spaces and publicly accessible privately owned open spaces into major development.
- UD-30. Enhance Neighborhood Centers with exceptional landscaping, pedestrian and bicycle facilities and neighborhood specific design elements.
- UD-49. Encourage private and public developers to integrate art into the design of the public areas of their projects.