

From: [Plummer David F.](#)
To: [Menard, Mathieu](#)
Cc: [Phyllis White](#); onebellevue@googlegroups.com; [Johnson, Thara](#); [Williams-Tuggle, Bryce](#); [PlanningCommission](#); [Nesse, Katherine](#); [Robertson, Jennifer S.](#)
Subject: Micro Apartment LUCAs
Date: Friday, January 13, 2023 8:36:08 PM

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

Hello Mr. Menard!

Thanks for the notice on the micro-apartments LUCAs virtual meeting; I'll plan to 'attend' the meeting via Zoom.

1. Can you email me the specific proposed amendments to the City's land use code that deal with this topic so that I can understand just what the City staff is proposing?
2. Does the staff have any current information on just what impacts the proposed amendments would have on the supply of micro apartments in the 16 City sub-areas (Bridle Trails, Bel-Red, Crossroads, etc.) over the 2023-2044 time period; if so, could you identify the analyses/reports that describe the expected impacts?
3. I live in a neighborhood within the Crossroads sub-area; it is referred to as Rockwood, or Rockwood Lane, and is bordered roughly by NE Bel-Red Road, 148th Ave. NE, NE 8th street, and 140th Ave. NE; there are about 210-250 single family homes (plus various multi-family residential units and businesses) in the neighborhood. How would the City determine how many micro apartments could be constructed in this neighborhood if the proposed LUCAs are approved by the City Council?

RSVP,

David F. Plummer

14414 NE 14th Place
Bellevue, WA. 98007

From: [Plummer David F.](#)
To: [Erickson, Elizabeth](#)
Cc: [King, Emil A.](#); [PlanningCommission](#); [Williams-Tuggle, Bryce](#); [Johnson, Thara](#); [Robertson, Jennifer S.](#); [Nesse, Katherine](#)
Subject: Presentation To Bellevue Planning Commission, 14 December 2022
Date: Sunday, January 15, 2023 1:19:54 PM

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

Hello Ms. Erickson!

1. On chart #11 of your presentation, the 2021 median annual wages for certain Bellevue occupations are given: do you have any source data for these values, and any indication of the *mean* wage values, and the accompanying distributions of the annual income values; if so, could you identify the references for these data?
2. On chart #11 of your presentation, the lower part of that chart (apparently taken from Exhibit 4, pg 7 of CAI's Housing Needs Assessment report) lists annual incomes associated with various dwelling sizes: are these median or mean annual incomes, and what is the significance of tabular grouping titles "50% AMI, 80% AMI, and 120% AMI"?
3. Chart #17 of your presentation is titled "Mismatch of Sizes": Could you provide some explanation of what sort of 'mismatch' is implied by these percentage values, and how many bedrooms you would expect that each of the household sizes should have (this chart is apparently taken from Exhibit 7, pg 9 of CAI's Housing Needs Assessment report)?
4. Chart #21 of your presentation is titled "GapAnalysis"; it is apparently based on Exhibit 72, pg 78 of CAI's Housing Needs Assessment report:
 - 4.1. How were the values in columns 2, 3 and 4 of chart #21("Current Need", "Future Workers",...) determined, and why are there only 2 AMI income segments that have 'shortages'?
 - 4.2. Exhibit 11 of CAI's Housing Needs Assessment report shows the total future Bellevue housing need to be 35,000 units; although your chart 21 gives the same total, the actual sum in Exhibit 72 should be 35,001; and the actual total in chart 11 should be 36,001 (it appears that the entry for the value in the 51-80% row on your chart is 1000 units greater than the same value in Exhibit 72).
5. Chart #22 of your presentation is titled "Ongoing Regional Process"; the subtitle for this chart is "King County Wide Draft Need 2019-2044": what is the source for this chart, as it appears to show a total King County housing need of about 366,000 units for the period 2019-2044?

RSVP,

David F. Plummer

From: [Plummer David F.](#)
To: [Menard, Mathieu](#)
Cc: [Robertson, Jennifer S.](#); onebellevue@googlegroups.com; [phyllis White](#); [PlanningCommission](#); [King, Emil A.](#)
Subject: Micro-Apartment Virtual Meeting
Date: Monday, January 16, 2023 10:36:21 AM

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

Hello Mr. Menard!

I urge you to include some more specific information about the addition of ‘micro apartments’ to City's mixed-use areas (commercial and residential zoned properties) in the 19 January 2023 virtual meeting, for example:

1. Describe each of the proposed micro apartment configurations that the City expects to be constructed throughout the City, and the number of such units that could be built in each sub area of the City (Bridle Trails, Bel-Red, Crossroads, etc.); include a general description of the location in each sub area, as your map is too small to provide this information;
2. Explain whether ‘mixed-use areas (commercial and residential)’ include land use districts 20.10.180, 20.10.200, and 20.10.220, and or any other land-use districts.
3. Describe each of the proposed zoning/land-use code changes and show the impact on micro apartment building costs that would result if the changes were approved;
4. Describe the steps that would be taken by mixed-use-area property owners to actually construct micro apartment on their property;

From: [Plummer David F.](#)
To: [Menard, Mathieu](#)
Cc: [Phyllis White](#); [Johnson, Thara](#); onebellevuereads@googlegroups.com; [King, Emil A.](#); [PlanningCommission](#)
Subject: Re: Micro-Apartment Virtual Meeting
Date: Tuesday, January 17, 2023 12:01:20 PM

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

Hello Mr. Menard!

Thanks for the partial response, but:

1. Is there a Planning Commission meeting scheduled for later this month, or next month; there are no meetings shown on the PC's schedule web pages)?
2. What about my questions #1; #3; and #4 (could you provide a citation (or citations) for the apartment permitting process)?

RSVP,

David Plummer

On Jan 17, 2023, at 10:23 AM, Menard, Mathieu <MMenard@bellevuewa.gov> wrote:

Hello David,

We will cover the proposed code amendments in more detail at the meeting on Thursday, including the proposed updates. Generally, the topics covered by the amendments are density, parking, bicycle parking, and multifamily play areas. The strike-draft of the proposed amendments will also be available in the Planning Commission agenda packet which should be uploaded to their website on Thursday, if you would like to see the exact language proposed.

Regarding location and permitting, the LUCA would not apply to any of the districts you list below and no changes to the permitting process are proposed. As micro-apartments are considered a multifamily use, they would follow the permitting process for apartments.

Thank you,

Mathieu Menard
Senior Planner
Development Services, City of Bellevue
425-452-5264 | mmenard@bellevuewa.gov

From: Plummer David F. <pdf3@comcast.net>
Sent: Monday, January 16, 2023 10:36 AM
To: Menard, Mathieu <MMenard@bellevuewa.gov>
Cc: Robertson, Jennifer S. <j.robertson@bellevuewa.gov>;
onebellevue@googlegroups.com; phyllis White <junkokimora@gmail.com>;
PlanningCommission <PlanningCommission@bellevuewa.gov>; King, Emil A.
<EAKing@bellevuewa.gov>
Subject: Micro-Apartment Virtual Meeting

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

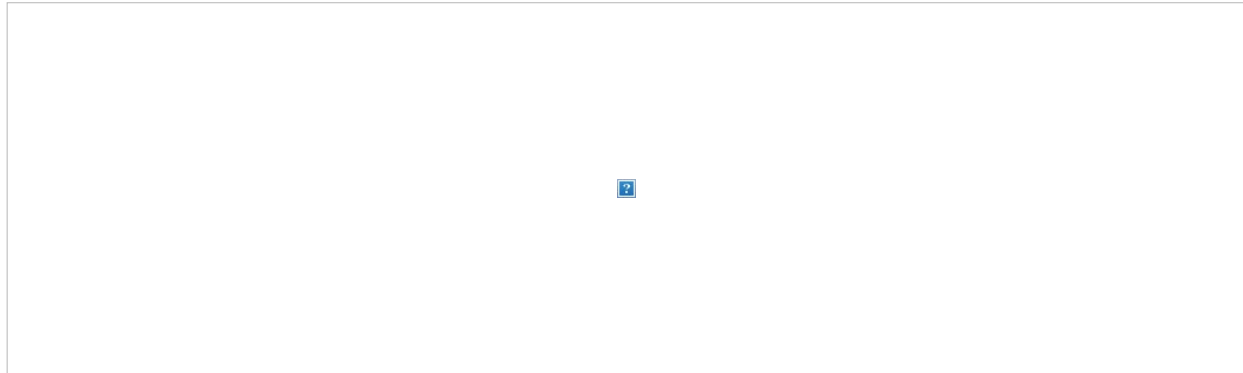
Hello Mr. Menard!

I urge you to include some more specific information about the addition of 'micro apartments' to City's mixed-use areas (commercial and residential zoned properties) in the 19 January 2023 virtual meeting, for example:

1. Describe each of the proposed micro apartment configurations that the City expects to be constructed throughout the City, and the number of such units that could be built in each sub area of the City (Bridle Trails, Bel-Red, Crossroads, etc.); include a general description of the location in each sub area, as your map is too small to provide this information;
2. Explain whether 'mixed-use areas (commercial and residential)' include land use districts 20.10.180, 20.10.200, and 20.10.220, and or any other land-use districts.
3. Describe each of the proposed zoning/land-use code changes and show the impact on micro apartment building costs that would result if the changes were approved;
4. Describe the steps that would be taken by mixed-use-area property owners to actually construct micro apartment on their property;

From: [Alex G](#)
To: [PlanningCommission](#)
Subject: High-Rises & Vertical Construction Summit Frankfurt Germany May 2023
Date: Wednesday, January 18, 2023 12:47:44 AM

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



High-Rises & Vertical Construction Summit Frankfurt Germany May 2023

High-rise projects are seen on horizons across the Europe and show no signs of slowing down. According to the Global Tall Buildings Database of the CTBUH (Council on Tall Buildings and Urban Habitat) now were erected 1,647 buildings taller than 200 m. The high-rise building construction is characterised by high demand for construction technology and complex engineering works. Heightening population density and expanding urbanisation has increased the need for constructing high-rise buildings due to land shortage. More than three-quarters of the EU population live in urban areas and this figure is expected to rise to almost 85% by 2050.

With Europe is facing a generational energy crisis that could last for years, many efforts have been done to design high-rises in an energy efficient and reduce the energy demand or carbon emission of high-rise buildings.

The high-rise buildings implemented today are astonishing in terms of the multitude of their architectural and constructional solutions, as well as their technology. Conducting a comprehensive analysis of technological innovations used in these buildings, due to the size of the issue, requires a special approach. Building materials and techniques continue to improve with advances in engineering and evolving design sensibilities. The industry needs to innovate and explore competitive new ideas, while stricter regulations contribute to a reduced margin for error and waste. Modular construction is gaining popularity across the industry as companies realise the efficiency and cost-saving benefits, the high-rise sector is also becoming an advocate.

High-Rises & Vertical Construction Summit aimed at equipping professionals with insights and perspectives on strategies to navigate high rise constructions in the next normal. Learn and uncover case studies from reputable leading experts, architects and engineers, experience the latest technology to improve data quality insight and take advantage of the excellent networking opportunities throughout the summit.

WHY YOU CANNOT MISS THIS EVENT

- Exploring the most prevalent sustainable features abundant for high-rises
- Understanding how the new normal will shape future vertical cities
- Adopting new practices and trends in vertical structures
- Implementing innovations into skyscrapers in various urban contexts
- Integrating technologies into skyscrapers of the future

For more information regarding the event, please view our [brochure here](#)

If you have any enquiries, please do not hesitate to contact me at +603-2775 0067 or [email us here](#)

Limited seats are allocated for this event. Group booking package available with terms and conditions applied.

To register for this international conference, kindly fill in the registration form and fax or email it back to me.

Regards

Alex

From: [King, Emil A.](#)
To: [Plummer David F.](#)
Cc: [PlanningCommission](#); [Johnson, Thara](#); [Erickson, Elizabeth](#); [Phyllis White](#); onebellevuereads@googlegroups.com
Subject: RE: CoB Housing Needs Assessment Report dated 8 December 2022
Date: Wednesday, January 18, 2023 2:34:54 PM

Mr. Plummer,

The Housing Needs Assessment (HNA) report includes the full HNA deliverable from the Consultant. There is no addendum or appendix. Most of the references refer to raw data sources that are available online, such as Census data. Some are raw data sources that must be purchased, such as CoStar data. The raw data is used relatively directly. The example you gave of the CHAS data is a good example. That data is an average value. That is the value that was utilized- there was no additional manipulating of data. This means, as noted in the report, that some datasets include older data due to the nature of the frequency with which that data is gathered.

With regard to the “several other people” portion you reference, perhaps a better term would have been “several other groups of people” or a similar approach. As noted in the report, of course more than single digit numbers of people are anticipated to move into the city over the 20-year period referenced. The charts clearly depict the total numbers assumed based on the 35,000 new housing unit adopted target.

The report is not a definition of targets or other policy document, and as such is not set for approval by any body. It is a technical document that may be referenced in future policy discussions, as noted in the Planning Commission materials. The report is intended as a reference document, not a policy recommendation, and will be utilized as such.

Best regards,

Emil A. King, AICP

Planning Director

Community Development Department

City of Bellevue

425-452-7223

eaking@bellevuewa.gov

From: Plummer David F. <pdf3@comcast.net>

Sent: Tuesday, January 10, 2023 2:37 PM

To: King, Emil A. <EAKing@bellevuewa.gov>

Cc: Johnson, Thara <TMJohnson@bellevuewa.gov>; Erickson, Elizabeth <EErickson@bellevuewa.gov>; Phyllis White <junkokimora@gmail.com>; Williams-Tuggle, Bryce <BWilliams@bellevuewa.gov>; Robertson, Jennifer S. <j.robertson@bellevuewa.gov>; PlanningCommission <PlanningCommission@bellevuewa.gov>; onebellevuereads@googlegroups.com; Nesse, Katherine <KNesse@bellevuewa.gov>

Subject: CoB Housing Needs Assessment Report dated 8 December 2022

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not

click or open suspicious links or attachments.

Hello Mr. King!

Has CAI provided the City with any sort of addendum/appendix (or just a separate summary) for the City's 2020 HNA report that provides more specific identification of all the references identified in their report? I've found it very difficult (bordering on impossible) to locate the virtually any of the reference sources noted in the report.

In addition, I couldn't find any explanation for many of the 'imponderables' in the report; for example, CAI frequently identifies HUD CHAS 5-year 2015-2019 as a source, but the data from that source are 5-year average values, and CAI provides no explanation of the dispersion values for the expected values, and there is no explanation of how CAI adjusted (or extrapolated) the average values for use in their analyses if such adjustments were necessary. In the 'gap analysis' part of the report, on page 77, it is stated that the "... analysis assumes that the number of people who live in Bellevue today will continue to live in Bellevue, and that ***several other people*** (my emphasis) will move to Bellevue over the next two decades.": surely, there will be more than several people moving into Bellevue in the next 20 years.

In general, the lack of decimal or alphabetic section and paragraph designations for the report make it difficult to review and comment on it; in addition, there is no indication of the City's approval of the report, nor any bibliography; the document's utility would be improved if these changes were made. It would be helpful if the City would re-issue this report after a thorough editorial and format revision.

Regards; RSVP,

David F. Plummer