

**From:** [Beth Silverstein](#)  
**To:** [PlanningCommission](#)  
**Subject:** Neighborhood Codes  
**Date:** Wednesday, August 31, 2022 4:58:42 PM

---

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

Dear Planning Commission,

I live in Enatai in a residential neighborhood that is being overrun with overbuilt lots mostly by MN Home Builders. I am an advocate of progress and neighborhood improvement. As times change, so do housing needs. The one story small ramblers that suited the neighborhood community 40 years ago are not family homes for today's Bellevue residents.

That being said, I live in a neighborhood and on a street with two story homes. The new homes that are built are outsized for their lots. Most of the homes that are purchased by MN are 2,000 sq ft (approx) and the new homes they construct are upwards of 3500-4000 sq ft ON THE SAME LAND. They destroy the neighborhood tree canopy, remove old growth large trees, and build homes that do not match the current style or flavor of the street life. The attached photo is a view from my 2nd story office window of a new home being built. The previous home on this lot was a small mid-century modern home. It might have been 2500 sq feet with a lovely setback, large front yard and lovely curb appeal. THERE ARE NO THREE STORY HOMES IN OUR NEIGHBORHOOD. I am curious to know how a home like this gets approved by the planning commission.

Are there neighborhood standards? Is there a design review? If not, I propose that the planning commission spend some time reviewing neighborhoods and creating neighborhood standards. Mercer Island has adopted some rigid standards that prevent the overbuilding on lots. Every neighborhood deserves to have its basic nature preserved with homes that reflect it and honor the land.

Honestly, I think Bellevue can do better for its residents. Soon we will all live amongst giant cookie-cutter homes that have been built at the expense of the trees, exceed appropriate carbon footprints, and use too many natural resources.

--

**Beth Silverstein, Associate Member IECA**

Certificate in College Admissions Counseling, UCLA, Member, PNACAC

614.507.5842 | [theacceptedlife@gmail.com](mailto:theacceptedlife@gmail.com)

[www.theacceptedlife.com](http://www.theacceptedlife.com)



Create your own [email signature](#)





**From:** [Betsi Hummer](#)  
**To:** [PlanningCommission](#); [Brown, Karol](#); [Morisseau, Anne](#); [Malakoutian, Mohammad](#); [Goeppele, Craighton](#); [Ferris, Carolynn](#); [Bhargava, Vishal](#); [icalad@bellevuewa.gov](mailto:icalad@bellevuewa.gov)  
**Subject:** I am sharing "AffordableHousingInventory\_24x36\_Sep2020" with you  
**Date:** Tuesday, September 6, 2022 9:51:18 AM  
**Attachments:** [AffordableHousingInventory\\_24x36\\_Sep2020.pdf](#)

---

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

Hello

I believe you might find this map informative as you review Affordable Housing Action.

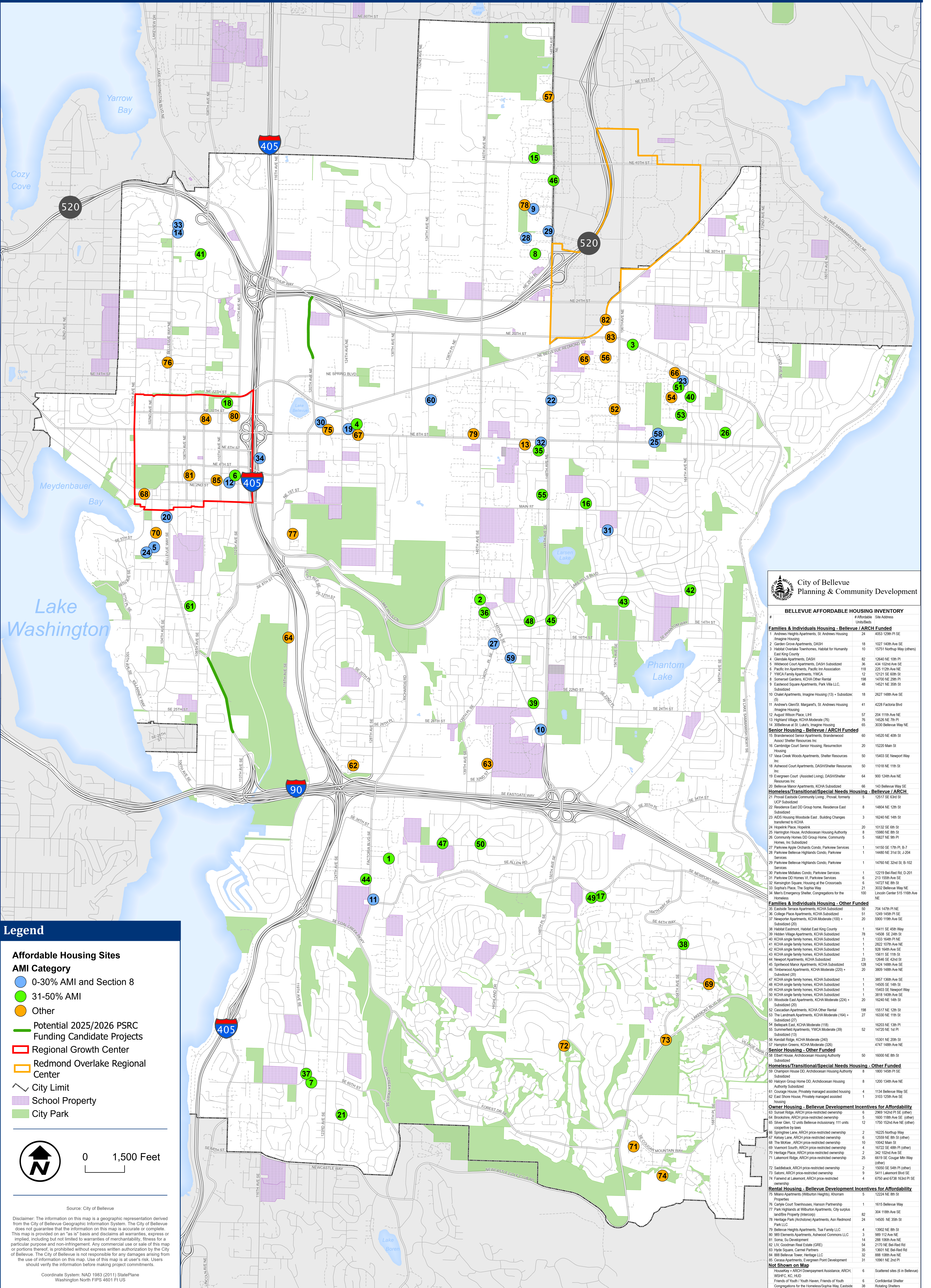
Thanks for your service

Betsi Hummer 425.591.4784 [betsihummer@yahoo.com](mailto:betsihummer@yahoo.com)

[Sent from Yahoo Mail on Android](#)

# Bellevue Affordable Housing Inventory

## Housing Sites



### Legend

**Affordable Housing Sites**

**AMI Category**

- 0-30% AMI and Section 8
- 31-50% AMI
- Other

Potential 2025/2026 PSRC Funding Candidate Projects

Regional Growth Center

Redmond Overlake Regional Center

City Limit

School Property

City Park

0 1,500 Feet

### City of Bellevue Planning & Community Development

#### BELLEVUE AFFORDABLE HOUSING INVENTORY

#	Affordable Housing	Site Address	Units/Beds
<b>Families &amp; Individuals Housing - Bellevue / ARCH Funded</b>			
1	Andrew Heights Apartments, 25	4053 520th St SE	25
2	Imagine Housing	1027 140th Ave SE	18
3	Habitat Overlake (residences, Habitat for Humanity)	15732 Northway Way (other)	59
4	East King County	12640 NE 10th Pl	52
5	Glenlake Apartments, DASH	434 100th Ave NE	36
6	Weswood Court Apartments, DASH Subsidized	225 112th Ave NE	118
7	Pacific Inn Apartments, Pacific Inn Association	12121 SE 60th St	158
8	YWCA Family Apartments, YWCA	14700 NE 20th Pl	48
9	Somerset Gardens, KCHA Other Rental	14821 NE 30th St	18
10	Eastwood Square Apartments, Park Villa LLC, Subsidized	2627 148th Ave SE	18
11	Chapel Apartments, Imagine Housing (13) + Subsidized (5)	4228 Factoria Blvd	57
12	Andrew's Glen/St. Margaret's, St. Andrew Housing	204 11th Ave NE	76
13	August Wilson Place, LRI	14226 NE 7th Pl	65
14	Highland Village, KCHA Moderate (76)	3038 Bellevue Way NE	60
15	Bellevue at St. Luke's, Imagine Housing	14520 NE 40th St	60
16	Brandwood Senior Apartments, Brandwood	15220 Main St	50
17	Assist Shelter Resources Inc.	15403 SE Newport Way	50
18	Cambridge Court Senior Housing, Resurrection Housing	11018 NE 11th St	50
19	West Creek Woods Apartments, Shelter Resources Inc.	900 124th Ave NE	50
20	Ashwood Court Apartments, DASH/Shelter Resources Inc.	10132 SE 6th St	50
21	Evergreen Court (Assisted Living), DASH/Shelter Resources Inc.	12517 SE 63rd St	66
22	Bellevue Family Apartments, KCHA Subsidized	143 Bellevue Way SE	66
23	Homeless/Transitional/Special Needs Housing - Bellevue / ARCH Funded	12517 SE 63rd St	66
24	Proval Eastside Community Living - Proval, formerly UCF Subsidized	14804 NE 12th St	8
25	Residence East DD Group home, Residence East Subsidized	16240 NE 14th St	3
26	AIDS Housing Woodside East - Building Changes transferred to KCHA	10132 SE 6th St	8
27	Hopewick Place, Hopewick	16827 NE 9th Pl	20
28	Harrington House, Archdiocese Housing Authority	2822 107th Ave NE	5
29	Community Homes DD Group Home, Community Homes, Inc. Subsidized	3032 Bellevue Way NE	1
30	Parkview Appx. On-campus Condo, Parkview Centers	14450 SE 17th Pl, D-7	1
31	Parkview Bellevue Highlands Condo, Parkview Services	14480 NE 31st St, J-204	1
32	Parkview Bellevue Highlands Condo, Parkview Services	14760 NE 32nd St, B-102	1
33	Parkview Midtown Condo, Parkview Services	12219 Bell Rd Rd, D-201	1
34	Parkview DD Homes VI, Parkview Services	213 155th Ave SE	6
35	Kernington Square, Housing at the Crossroads	14727 NE 8th St	6
36	Sophia's Place, The Sophia Way	3032 Bellevue Way NE	21
37	Marjorie Emergency Shelter, Congregations for the Homeless	100 Lincoln Center 515 110th Ave NE	100
<b>Families &amp; Individuals Housing - Other Funded</b>			
38	Eastside Terrace Apartments, KCHA Subsidized	704 147th Pl NE	50
39	College Place Apartments, KCHA Subsidized	1809 145th Pl SE	51
40	Newport Apartments, KCHA Moderate (100) + Subsidized (20)	5900 119th Ave SE	20
41	Habitat Eastmont, Habitat East King County	16411 SE 45th Way	1
42	Hidden Village Apartments, KCHA Subsidized	14508 SE 24th St	78
43	KCHA single family homes, KCHA Subsidized	1333 164th Pl NE	1
44	KCHA single family homes, KCHA Subsidized	2822 107th Ave NE	1
45	KCHA single family homes, KCHA Subsidized	928 184th Ave SE	1
46	KCHA single family homes, KCHA Subsidized	15611 SE 11th St	1
47	Newport Apartments, KCHA Subsidized	12946 SE 2nd St	23
48	Spiritwood Manor Apartments, KCHA Subsidized	1424 148th Ave SE	128
49	Timberwood Apartments, KCHA Moderate (220) + Subsidized (20)	3809 148th Ave NE	20
50	KCHA single family homes, KCHA Subsidized	3857 136th Ave SE	1
51	KCHA single family homes, KCHA Subsidized	14505 SE 14th St	1
52	KCHA single family homes, KCHA Subsidized	15403 SE Newport Way	1
53	KCHA single family homes, KCHA Subsidized	3818 140th Ave SE	1
54	Woodside East Apartments, KCHA Moderate (224) + Subsidized (20)	16240 NE 14th St	20
55	Cascadian Apartments, KCHA Other Rental	15517 NE 12th St	198
56	The Landmark Apartments, KCHA Moderate (164) + Subsidized (27)	16330 NE 11th St	27
57	Belknap East, KCHA Moderate (118)	16203 NE 13th Pl	52
58	Summitfield Apartments, YWCA Moderate (39)	14720 NE 142 Pl	39
59	Kentall Ridge, KCHA Moderate (242)	15301 NE 20th St	242
60	Harrison Green, KCHA Moderate (205)	4747 148th Ave NE	205
<b>Senior Housing - Other Funded</b>			
61	Ebert House, Archdiocese Housing Authority	16000 NE 8th St	50
<b>Homeless/Transitional/Special Needs Housing - Other Funded</b>			
62	Champion House DD, Archdiocese Housing Authority	1800 134th Ave NE	8
63	East Shore House, Privately managed assisted housing	1134 Bellevue Way SE	4
64	East Shore House, Privately managed assisted housing	3103 122nd Ave SE	1
<b>Owner Housing - Bellevue Development Incentives for Affordability</b>			
65	Sunrise Ridge, ARCH price-restricted ownership	1600 118th Ave SE (other)	5
66	Brookshire, ARCH price-restricted ownership	1600 118th Ave SE (other)	5
67	Silver Glen, 12 units Bellevue Indemnatory, 11 units	1750 152nd Ave NE (other)	12
68	Springfield Lane, ARCH price-restricted ownership	16225 Northway Pl	2
69	Kelley Lane, ARCH price-restricted ownership	12559 NE 8th St (other)	6
70	The Monaco, ARCH price-restricted ownership	10042 Main St	10
71	Vaernost South, ARCH price-restricted ownership	16722 SE 48th Pl (other)	4
72	Heritage Place, ARCH price-restricted ownership	342 102nd Ave SE	2
73	Lakemont Ridge, ARCH price-restricted ownership	1619 SE Cougar Alley Way (other)	25
74	Sadabahoa, ARCH price-restricted ownership	19550 SE 46th Pl (other)	2
75	Sutton, ARCH price-restricted ownership	5411 Lakemont Blvd SE	9
76	Fairwind at Lakemont, ARCH price-restricted ownership	6750 and 6738 163rd Pl SE	4
<b>Rental Housing - Bellevue Development Incentives for Affordability</b>			
77	Mano Apartments (Bellevue Heights) Properties	12244 NE 8th St	6
78	Carlyle Court Townhouses, Hanson Partnership	1615 Bellevue Way	1
79	Park Highlands at Millbrook Apartments, City surplus land/Property (Intercept)	304 118th Ave SE	82
80	Heritage Park (Archdiocese) Apartments, Ann Redmond Park LLC	14505 NE 35th St	24
81	Bellevue Heights Apartments, Tsai Family LLC	13902 NE 8th St	4
82	889 Elements Apartments, Ashwood Commons LLC	989 112 Ave NE	3
83	Soma, So Development	280 180th Ave NE	14
84	LIV, Goodman Real Estate (GRE)	2170 NE Bell Road Rd	54
85	Hyde Square, Carmel Partners	13601 NE Bell Road Rd	35
86	888 Bellevue Tower, Heritage LLC	888 150th Ave NE	32
87	Ceresia Apartments, Evergreen Point Development	31 10961 NE 2nd Pl	31
<b>Not Shown on Map</b>			
88	Housing + ARCH Development Assistance, ARCH, WSHFC, KC, HUD	Scattered sites (6 in Bellevue)	6
89	Friends of Youth / Youth Haven, Friends of Youth	Confidential Shelter	6
90	Congregations for the Homeless/Crossing Way, Cascade Interfaith Social Concerns Council	Rotating Shelters	39

Source: City of Bellevue

Disclaimer: The information on this map is a geographic representation derived from the City of Bellevue Geographic Information System. The City of Bellevue does not guarantee that the information on this map is accurate or complete. This map is provided on an "as is" basis and disclaims all warranties, express or implied, including but not limited to warranties of merchantability, fitness for a particular purpose and non-infringement. Any commercial use or sale of this map or portions thereof, is prohibited without express written authorization by the City of Bellevue. The City of Bellevue is not responsible for any damages arising from the use of information on this map. Use of this map is at user's risk. Users should verify the information before making project commitments.

Coordinate System: NAD 1983 (2011) StatePlane Washington North FIPS 4601 F1 US

Date: 9/15/2020 File Name: V:\Development\ArcGIS\AffordableHousingInventory\_24x36.aprx

**From:** [peter@golde.org](mailto:peter@golde.org)  
**To:** [PlanningCommission](#)  
**Subject:** Comment in regards to CPA amendment for affordable housing  
**Date:** Wednesday, September 7, 2022 11:41:51 AM

---

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

As a long-term Bellevue resident, I'm writing to submit my comments on the Affordable Housing CPS amendment.

I would like to indicate that I am STRONGLY IN FAVOR of this amendment. Housing prices indicate that supply and demand for housing have become seriously mismatched. Bellevue needs more housing. I would further urge the city to do more to permit more housing in the city, both affordable housing and market rate housing. By increasing the supply of market-rate housing in addition to affordable housing, supply and demand will become more balanced and housing prices will stop their crazy increase.

I want my children to be able to afford to live in Bellevue. That can only happen by increasing the amount of available housing.

Thank you.

Peter Golde  
13640 Main St, Bellevue, WA 98005  
[peter@golde.org](mailto:peter@golde.org)

**From:** [Betsi Hummer](#)  
**To:** [PlanningCommission](#); [Brown, Karol](#); [Morisseau, Anne](#); [Malakoutian, Mohammad](#); [Goeppele, Craighton](#); [Ferris, Carolynn](#); [Bhargava, Vishal](#)  
**Subject:** Curb Management concerns and requests for Planning Commission  
**Date:** Thursday, September 8, 2022 7:25:15 AM

---

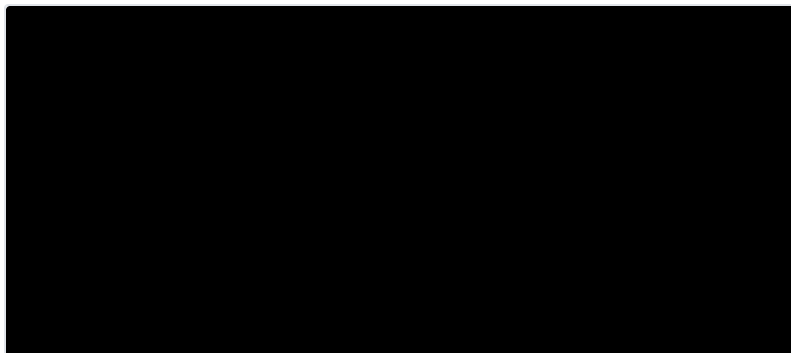
**[EXTERNAL EMAIL Notice!]** Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Chair Ferris, Vice Chair Bhargava, Commissioners, Councilmember Robertson, Staff, Welcome back!

As the City Council's appointees, and representatives of the Public, charged with making sure the suggestions of Staff match the Council's direction and reflect input from the public to make your best informed decision, I am sharing my thoughts, concerns, and questions on the proposed Curb Management Comprehensive Plan Amendment.

First of all, check the data. The City webpage - [Curb Management Plan](#) - does not indicate that a presentation was made to the East Bellevue Community Council. If a public outreach meeting is not listed, I ask myself, what else is missing?

Also, City Planner Chris Iverson has stated that data showing current Curb usage will be available the first quarter of 2023. As diligent Commissioners, I expect you intend to make the best informed decision for Council, and having current data, including a survey of affected businesses, will be top of your list before you commit yourselves. This is important, because only the Planning Commission can make changes to the proposal from Staff before it goes to Council. At least 2 previous issues that came before the Planning Commission - TR2 and Permanent Supportive Housing - required Council to do their own work, delayed action on the issues, and postponed implementation of the Comprehensive Plan and Land Use Code Amendments.



### Curb Management Plan

The city is working to create a Curb Management Plan (CMP) that will provide a new, long-range planning vision f...

Second of all, there is no rush. There is no looming deadline to send this back to City Council. I ask you to delay a decision on the CM CPA until after the First Quarter of 2023 when the data is available, and have more chance for public outreach.

Here are some of my other questions that I hope you ask Staff for me so we all have the answers:

What is the current situation - how is curb managed throughout the City

Show us a map of the current situation and what Staff envisions for the Plan

Will the Plan be implemented throughout Bellevue or only in certain areas

What changes will the plan bring to Midlakes/Wilburton Commercial Area,, East Main, BelRed, Crossroads, Lake Hills, Vuecrest, Newport Hills, Newport Shores, and other newly developed commercial areas

Why don't we just put this aside for inclusion to the big Comprehensive Plan Update

How might this affect TR2 :

*TR-2. To aggressively plan, manage, and expand transportation investments to reduce congestion and expand opportunities in a multimodal and comprehensive manner and improve the quality of the travel experience for all users.*

It seems like Curb Management grew out of the pandemic restaurants in parking areas, primarily on Main Street - how does that apply to the City?

I am concerned about this blocking off NE 100th St south of Main, next to the City Owned Bel Vue apartments.

What are the unintended consequences? No lanes for vehicle traffic, unsafe bike lanes, isolating neighborhoods?

Thanks for your service, and hope you all ask Staff my questions, for data, and delay the decision.

Betsi Hummer 425.591.4784 [betsihummer@yahoo.com](mailto:betsihummer@yahoo.com)