

**Nesse, Katherine**

**From:** pamelajohnston <pamjjo@msn.com>  
**Sent:** Tuesday, February 24, 2026 1:41 AM  
**To:** Whipple, Nicholas  
**Cc:** Council; PlanningCommission; Horner, Rebecca D; Menard, Mathieu; ljlopezmsl@gmail.com; Barbara Hughes  
**Subject:** HOMA: Uses not compatible with housing.

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Some permitted, conditional, and or administratively approved uses in mixed-use areas are not compatible with housing.

For example, Gas Stations require special handling and storing of flammable materials in large quantities. I have health concerns on a NB, MU8, NMU, CB parcel with housing.

What was the decision criteria?

	PO	O	OLB	OLB 2	LI	GC	NB	MU8	NMU	CB	MU16	F1
<i>Adult Theaters</i>			P	P						P		P
<i>Public Assembly (Indoor): Sports, Arenas, Auditoriums and Exhibition Halls but Excluding School Facilities</i>			P	A 8			<u>A 8</u>	A 8	A 8	P	A 8	P
<i>Local Utility System</i>	P	P	P	P	P	P	P	P	P	P	P	P
<i>Gasoline Service Stations (34, 40)</i>			<u>A 34</u>	A	P 34, 35	P	P	P	P	P	<u>A 34</u>	A
<i>Camping Sites and Hunting Clubs</i>	C	C	C		C	C	C			C		C
<i>Mining, Quarrying (Including Sand and Gravel), Oil and Gas Extraction</i>	C	C	C		C	C	C			C		C
<i>Military and Correctional Institutions (27)</i>	C	C	C		C	C	C			C		C
<i>Rail Transportation: Right-of-Way, Yards, Terminals, Maintenance Shops</i>	C	C	C	C	C	C	C	C	C	C	C	C
<i>Utility Facility</i>	C	C	C	C	C	C	C	C	C	C	C	C
<i>Regional Utility System</i>	C	C	C	C	C	C	C	C	C	C	C	C

Best,  
 -pamelajohnston

## Nesse, Katherine

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**From:** Veronica Shakotko <Vshakotko@mbaks.com>  
**Sent:** Wednesday, February 25, 2026 2:02 PM  
**To:** PlanningCommission  
**Cc:** Edghill, Shawn; Gallant, Kristina; Whipple, Nicholas; Nesse, Katherine  
**Subject:** MBAKS Parking Reform LUCA Written Comments - February 25 Agenda  
**Attachments:** 2026, 2-25 Bellevue PC Parking Comment Letter.pdf

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

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Dear Chair Khanloo, Vice Chair Lu, and Members of the Planning Commission,

Thank you for the opportunity to share MBAKS' initial input on Bellevue's Parking Reform LUCA in advance of this evening's study session. Attached is our comment letter for your review, highlighting three main areas:

- **Support for Expanding Reform Beyond State Requirements.** We encourage Bellevue to continue exploring options beyond the minimum state mandate. Many existing parking ratios are outdated and can increase housing costs or limit feasible projects. Our members will continue to build to market demands, and added flexibility helps ensure parking reflects real needs.
- **Support for Consolidation of Parking Standards.** We support the City's effort to consolidate parking requirements across districts and land uses to provide clarity and more consistency. A simplified framework will reduce interpretation challenges and improve predictability for both applicants and staff.
- **Importance of Coordinated Implementation.** As these updates move forward, alignment across zoning, transportation, and development regulations will be important. This will help ensure parking reductions are not offset by new or unintended cost shifts elsewhere in the code.

We appreciate the Commission's leadership on this work and look forward to continued engagement as the LUCA moves ahead. If you have any questions, please don't hesitate to contact me.

Respectfully,  
Veronica



**Veronica Shakotko** | Senior Local Government Affairs Manager  
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Everyone deserves a place to call home.



## Nesse, Katherine

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**From:** Sam Jones <sam@bellevuechamber.org>  
**Sent:** Tuesday, March 10, 2026 11:06 AM  
**To:** PlanningCommission  
**Cc:** Nesse, Katherine  
**Subject:** Planning Commission Invite: Eastside Real Estate Symposium - Join Us on April 2!

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Howdy, Planning Commission! The Bellevue Chamber's annual **Eastside Real Estate Symposium** is coming up on April 2, and we would love if you could join us as our guest.

All the **details for the program can be found here**, but if you are able to attend, let me know and I can get you registered!

All the best,

Sam Jones | Director of Communications

**Bellevue Chamber of Commerce**

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## Nesse, Katherine

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**From:** melissa ko <melissajko@yahoo.com>  
**Sent:** Tuesday, March 17, 2026 10:04 AM  
**To:** MELISSA KO  
**Subject:** Concerns regarding of Ordinance 6903 in Old Downtown Bellevue.

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

Dear Members of the Bellevue City Council and Members of the Bellevue Planning Commission,

We were surprised to learn that the City of Bellevue passed Temporary Emergency Ordinance 6903 in February 2026 to address concerns about the potential erosion of the pedestrian-oriented design and smaller-scale character of the Main Street area between 100th Avenue and Bellevue Way. However, it is not clear that the circumstances warrant the use of an emergency measure, as this situation does not appear to involve a life-threatening or public health hazard.

At present, none of the property owners or small business owners in this area have immediate plans for redevelopment, even though the Vander Hoek project may begin construction this year. Through several online meetings with the City, we have come to understand that the City may be considering to designate this area for landmark preservation through a permanent ordinance, and may also be evaluating whether to include the district in the HOMA (Housing Opportunities in Mixed-use Areas) program.

During these discussions, we have become increasingly concerned that the combined effect of landmark preservation requirements and HOMA-related development policies could create significant challenges for small property owners in this area. Many parcels along Main Street are relatively small, and regulatory requirements affecting building form, height, and preservation could make future redevelopment extremely difficult, or even impossible.

In addition, we believe that Old Downtown Bellevue may not meet the typical criteria for landmark preservation, and that any such designation should carefully consider both the historical significance of the area and the rights of existing property owners.

For these reasons, we would like to highlight several concerns regarding the potential application of landmark preservation and related policies in Old Downtown Bellevue.

## **1. Old Downtown Bellevue does not possess the historic characteristics typically required for landmark preservation.**

As stated in Ordinance 6903, cultural character refers to the collective atmosphere created by small businesses, shops, merchants, street lighting, sidewalks, safety conditions, and the overall pedestrian experience. While buildings contribute to this environment, cultural character should not be confused with historic significance.

Most structures in Old Downtown Bellevue were not built during a historically significant period and **do not possess notable architectural or historical value**. Instead, the vitality of the area comes from its active small businesses and evolving commercial environment.

Property owners have continually invested in maintaining and improving their buildings in order to support local businesses, respond to changing market conditions, and attract pedestrians to the area. Imposing facade preservation requirements on buildings with modest architectural value would significantly increase maintenance costs without meaningfully preserving historic resources.

Such regulations may also unintentionally encourage the creation of an artificial “historic” appearance rather than supporting the authentic and evolving character that currently defines the district.

## **2. The proposed combination of landmark preservation and HOMA policies could make small properties effectively undevelopable.**

Many properties in the Old Downtown Bellevue area consist of relatively small lots, typically ranging from 3,700 to 6,000 square feet. For parcels of this size, the combined impact of landmark preservation restrictions and HOMA-related development requirements could make future redevelopment extremely difficult, if not infeasible.

While the HOMA program encourages increased building height and residential density, landmark preservation requirements could simultaneously restrict how buildings may be modified, expanded, or reconstructed. For small parcels, these overlapping requirements may create conditions in which redevelopment becomes economically or physically impractical. For example, Main Street is only a two-lane road, and high-rise buildings would likely block natural light and create strong wind conditions, making the area less desirable for residents and less pedestrian-friendly.

If this occurs, properties located in one of Bellevue’s most desirable commercial areas could become effectively undevelopable, which could significantly reduce property values and discourage future investment. Rather than encouraging thoughtful redevelopment, such regulatory conflicts may unintentionally limit housing supply and increase development costs, while failing to reflect the scale and character of the area.

In addition to the current land-use code governing Main Street, we are open to exploring planning solutions through the Downtown Bellevue Livability 2.0 initiative that would allow the district to evolve while preserving its pedestrian-oriented character.

## **3. State law requires property owner consent for landmark designation.**

**Washington State House Bill 1576, which took effect on July 27, 2025, prohibits cities and counties from designating a property as a landmark without the consent of the property owner. This legislation reflects the importance of balancing historic preservation goals with property rights.**

Given the concerns outlined above, **any landmark designation affecting properties in Old Downtown Bellevue should be pursued only through a collaborative process with property owners.** We believe that constructive dialogue between the City and property owners will lead to planning solutions that both respect community character and allow reasonable development opportunities.

We respectfully urge the City to reconsider its planning approach regarding Old Downtown Bellevue and to work collaboratively with property owners to identify planning solutions that preserve the district's character while maintaining reasonable development opportunities.

Sincerely Yours,

Brett Lin & Melissa Ko

Property owners