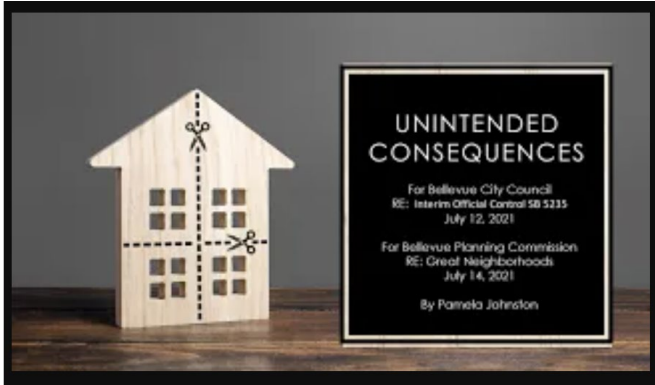


From: [p.johnston](#)
To: [PlanningCommission](#)
Subject: Accessory Dwelling Units: Unintended Consequences
Date: Wednesday, December 14, 2022 7:43:03 PM
Attachments: [756B1D9B5EF2467E84617A9B01A322AE.png](#)

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<https://youtu.be/PGZ72KNI-4U>

— *pamela johnston*
425-881-3301

From: [p.johnston](#)
To: [PlanningCommission](#)
Subject: FW: An Inequitable past
Date: Wednesday, December 14, 2022 7:28:25 PM
Attachments: [923CF5B90BDE4EC1AB14F5073ABB4E0D.png](#)

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— *Camela Johnston*
425-881-3301

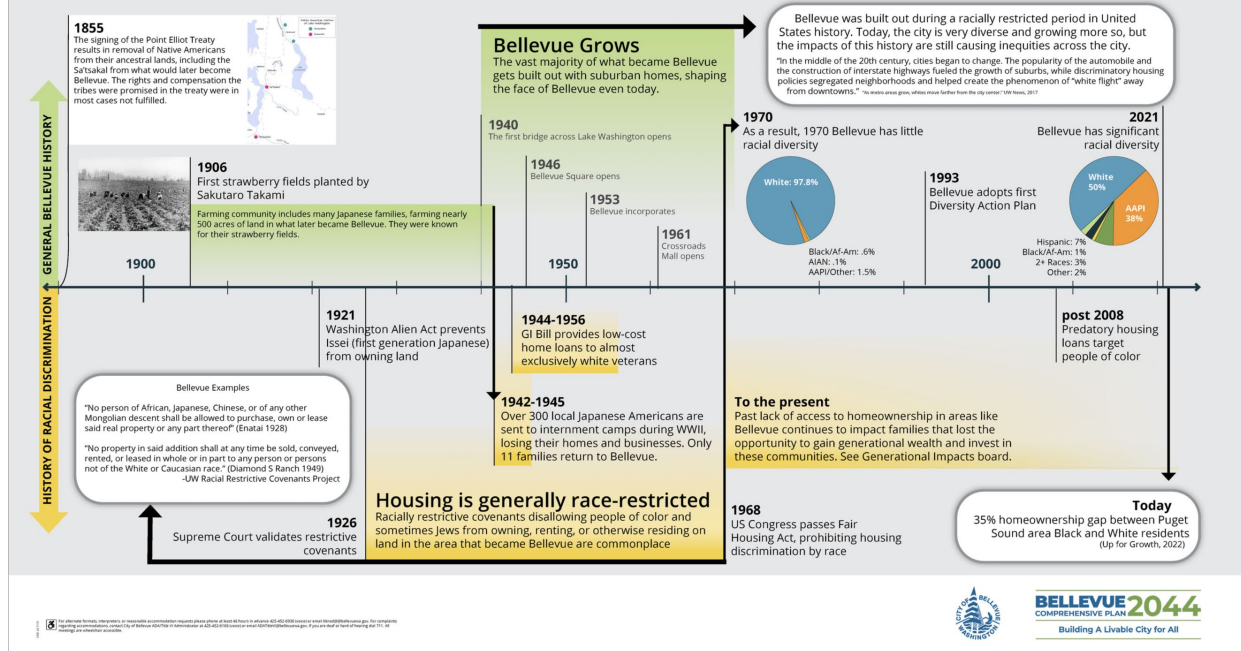
From: [p.johnston](#)
Sent: Sunday, December 11, 2022 6:21 PM
To: [City Council](#)
Cc: [Thara Johnson](#)
Subject: An Inequitable past

I would like to see data that is Bellevue based vs King C or Puget Sound. I also think immigration has too large of a role to ignore. What questions interest you?

1. What inequities exist for Bellevue (not Puget Sound)?
2. What income levels?
3. What is Native American experience of inequity?
4. What is gender experience of inequity?
5. What role did immigration, ethnic group and religion play in the inequities?
6. What immigration expected in the next twenty years?
7. What was 2008 cycle foreclosure rates for races, ethnic groups, foreign born in Bellevue?
8. Who owns the foreclosures now?
9. What is the role of capital investment in Bellevue housing?
10. What immigration expected in the next twenty years?
11. How much rental property is locally owned?
12. What is the rate of multigenerational housing?

Bellevue 2044 Deep Dive

AN INEQUITABLE PAST



“Although financial institutions preyed on low income, elderly, and minority communities, their efforts were particularly concentrated in communities of color. Studies show that minorities were subjected to predatory loans more so than whites. Lenders issued high cost loans to 58 percent of low-income blacks and to 37 percent of low-income Latinos, as compared to only 28 percent of low-income whites. **When level of income is taken into account, 54 percent of high-income blacks and 49 percent of high-income Latinos were issued high cost loans, compared to only 16 percent of high-income whites.**

Thus, even high-income blacks and Latinos were issued more high cost loans than low-income whites. Even when credit risk is controlled, Blacks were 3.9 times more likely than whites to receive subprime loans, while Latinos were 2.6 times more likely. In fact, when regulatory authority, credit risk, and other variables (which lenders use to determine issuance) are controlled, race is still found to play a major role.

In addition, the subprime industry blossomed in areas of the United States where marginalized and vulnerable minority communities lived.

Even after controlling for credit risks, subprime lending was plentiful in the region where the U.S. borders Mexico, in the urban areas of the Midwest, and within the Black Belt of the old Confederacy.”

<https://lawcommons.luc.edu/cgi/viewcontent.cgi?article=1218&context=pilr>

Cordially,

-*Samula Johnston*
425-881-3301

From: [p.johnston](#)
To: [PlanningCommission](#)
Subject: LID-PublicHearing-PlanningCommission20160914 (002).pdf
Date: Wednesday, December 14, 2022 8:21:04 PM
Attachments: [LID-PublicHearing-PlanningCommission20160914 \(002\).pdf](#)

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

Sharing with you but not updated.

In Portland “**One large tree is required per four parking stalls**, or one medium tree per three stalls, or one small tree per two stalls.”

<https://www.portlandoregon.gov/bds/article/104897>

Redmond “Trees shall be planted within interior landscape areas at a minimum of **one per four parking stalls** and shall be evenly spaced.”

<http://online.encodeplus.com/regs/redmond-wa/doc-viewer.aspx?ajax=0&tocid=003.016.090#secid-3649>

Sacramento, Ca 17.612.040 Tree shading requirements for parking lots “B. Tree shading requirement. Trees shall be planted and maintained throughout the surface parking facility to ensure that, within 15 years after establishment of the parking facility, at least **50% of the parking facility** will be shaded...” <http://www.qcode.us/codes/sacramento/>

Fresno “**Fifty percent of paved parking lots** surface shall be shaded by tree canopies within fifteen years of planting” <http://www.fresno.gov/NR/rdonlyres/7FDD2107-E556-4B87-8CDC-3D106C5DB37E/o/ParkingLotShadingStandards.pdf>

Davis, Ca “**50% of the paved parking lot surface** shall be shaded with tree canopies within 15 years of acquisition of building permit”

<http://cityofdavis.org/home/showdocument?id=572>

Pittsburg: 918.02.B Off-Street Parking Areas: “..... The landscaping shall include at least one **(1) tree for every five (5) parking spaces.**” NOTE: e City of Pittsburgh has 42% tree canopy.)

San Diego “A minimum of one 24” boxed **tree per 5 parking spaces** (rounded to the nearest whole number) is required for a parking area”

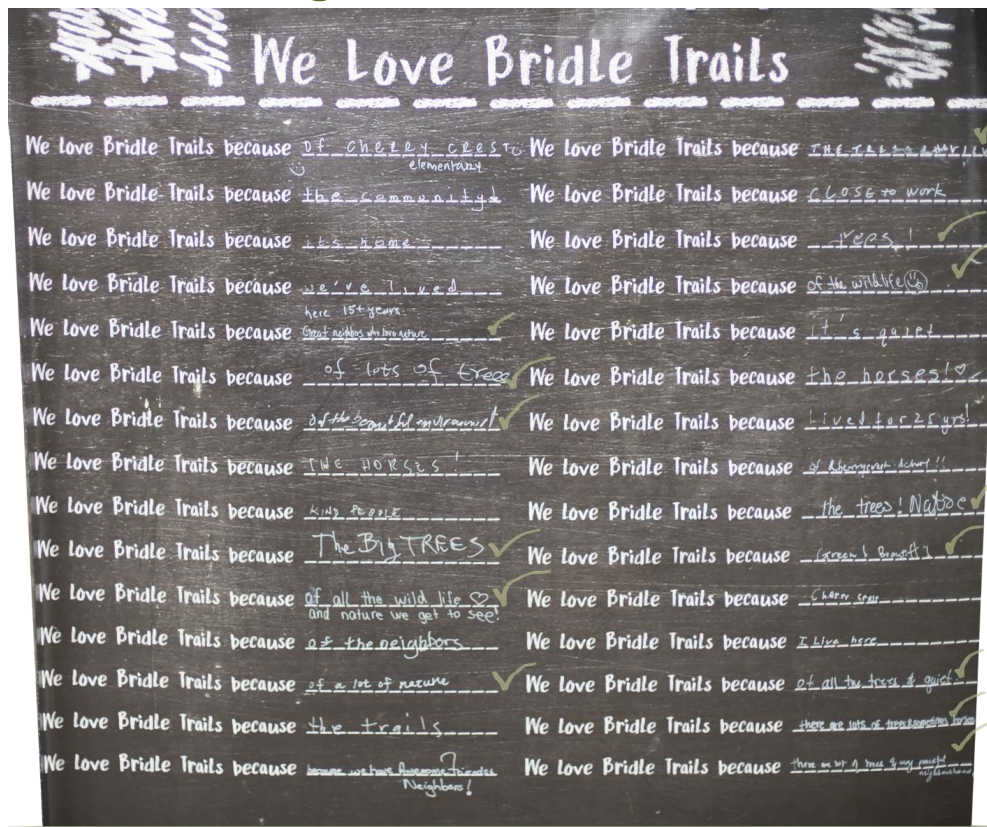
http://www.sandiegocounty.gov/pds/docs/Parking_Design_Manual.pdf

Little Rock: North Little Rock, AR: **one tree per six parking spaces** and street trees with all new developments

Atlanta “A minimum of **one tree per eight parking spaces** shall be included in the required landscaped areas. For the purpose of satisfying this requirement, existing trees that are two and one-half inches or more in caliper as measured at a height of 36 inches above ground level shall be considered to be equivalent to one or more newly planted trees on the basis of one tree for each two and one-half inches of caliper”

<http://www.atlantaga.gov/modules/showdocument.aspx?documentid=21234>

Attn BELLEVUE Planning Commission:



Bridle Trails loves our trees and the nature that lives there. We should not be the only neighborhood that benefits from the health benefits of trees.

While Bridle Trails has some protection, even ours trees are under threat.

We need to do more than count trees being taken down and collect fees.

What is the **health of our urban forest?**

- Are the trees aging out?
- Is there wide spread disease?
- What caused 72 trees to be permitted to cut on one acre in Bridle Trails?
- Are the tree retention polices working?
- Are there qualified professionals that obey the codes?
- Are there penalties? Are they working?

The LID code process is flawed because it is taking a narrow approach.

The process for LID has been focused only on new development.

Even with that focus, .looking at the codes in absence of fees and a process for maintenance and enforcement. It has not considered the public process in the long-term implementation.

The difficulties on understanding and commenting on LID is that it leaves gaps between new and old development and between the code and implementation. Trees, unlike buildings, cannot be contained in the labels of new and old. The codes are being developed in the absence of the environment within which

*"23.76.035 Permit requirements.
A. A clearing and grading permit is required for a project that involves any of the following.... 6. Removal of more than five significant trees, as defined in LUC 20.50.046;
7. Removal of more than 25 percent of the live crown of any significant tree..." Draft 23.76 Clearing and Grading Code*

they will operate. Without a full system to back-up these codes and the support of the community on its implementation, they are incomplete. Comment can only be given on an incomplete system.

Community Input for Landmark Trees

Notice to the public should be required for any tree retention issues, where a tree meets the minimal standards. We should not implement a new designation only looking at from the LID viewpoint.

Historic significance and cultural importance should not be determined by staff. Determination of the value of a tree requires understanding community values. Situations are unique with trees: history, location, and aesthetics play important roles beyond age and species.

“Certain significant trees are considered landmark trees based on their size, species, condition, cultural/historic importance or age. The Director shall specify thresholds for trees to be considered for landmark status.”
LUC 20.50 per Draft L-XX
Landmark Trees Handout

Retain Landmark Trees for the Community

Landmark trees should be considered important community resources because of unique or noteworthy characteristics or value to the community. Landmark trees should not be retained only in new development

When a permit is needed only for 5 trees or more, there is no protection for landmark trees .

Retain Trees after Development

Trees planted or retained due to requirements for development or redevelopment should not be allowed to be cut without replacement.

By requiring only a clearing permit for more than five trees, this leaves a loophole for those just retained. Developers of Subdivisions, Short Subdivisions, and Planned Unit Development are required (proposed for LID) to mark significant trees on the survey. **Owners are not required to keep these trees.** Moreover, **Single-Family has a no requirement** to mark for the survey or to retain them.

“Any property where significant trees are retained to meet the requirements of this chapter shall include notice of the retained trees on the recorded survey, and shall include a reference to this section to ensure their continued retention.” Retention of Significant Trees for Subdivisions, Short Subdivisions, and Planned Unit Development, DRAFT 20.20.900D. 6

50% Tree Canopy for Parking

Increase or create a requirement for a minimum of 50% tree canopy at 15 years of construction. 1 tree for every 20 stalls is NOT enough, even in Downtown.

Change “Visual relief and shade shall be provided in the parking area” to “Visual relief, shade, and stormwater management shall be provided in the parking area”.

Have you been fighting for the shady spot in the parking lot? If you get it, you don't have to turn on your AC before you get in nor get burned when you sit down. Parking lots should be for people, not just cars.

Requiring shade trees in parking lots is one of the best solutions for reducing the negative effects of large amounts of paved surfaces. Shade trees **minimizes the urban heat island effect**, especially in parking lots. Many **California Cities have 50% canopy required for parking lots**. Even a desert community like San Diego has high standards. Trees naturally grow here. Bellevue should be a leader.

A **tree canopy measure is preferable** because it gives the landscaper the most **flexibility** in terms of tree selection and placement that is right for the site.



Current code: Bellevue 20.25A.050 Downtown parking, circulation and walkway requirements.

E. Commercial Use Parking.1.c.iii: “Visual relief and shade shall be provided in the parking area by at least **one deciduous shade tree (12 feet high at planting) for every 20 parking stalls**, provided such trees shall not be required in covered or underground parking. ...”

Factoria 1 20.25F1.050 Landscape requirements “Landscaping for surface parking will include **one tree per 12 parking spaces** and canopy trees for 25 percent of paved area at plazas and terraces...”

What are Bellevue’s requirement elsewhere?

Other Cities:

- Portland “**One large tree is required per four parking stalls**, or one medium tree per three stalls, or one small tree per two stalls.” <https://www.portlandoregon.gov/bds/article/104897>
- Redmond “Trees shall be planted within interior landscape areas at a minimum of **one per four parking stalls** and shall be evenly spaced.” <http://online.encodeplus.com/regs/redmond-wa/doc-viewer.aspx?ajax=0&tocid=003.016.090#secid-3649>
- Sacramento, Ca 17.612.040 Tree shading requirements for parking lots “B. Tree shading requirement. Trees shall be planted and maintained throughout the surface parking facility to ensure that, within 15 years after establishment of the parking facility, at least **50% of the parking facility** will be shaded...” <http://www.qcode.us/codes/sacramento/>
- Fresno “**Fifty percent of paved parking lots surface** shall be shaded by tree canopies within fifteen years of planting” <http://www.fresno.gov/NR/rdonlyres/7FDD2107-E556-4B87-8CDC-3D106C5DB37E/o/ParkingLotShadingStandards.pdf>
- Davis, Ca “ **50% of the paved parking lot surface** shall be shaded with tree canopies within 15 years of acquisition of building permit” <http://cityofdavis.org/home/showdocument?id=572>
- Pittsburg: 918.02.B Off-Street Parking Areas: “..... The landscaping shall include at least one (1) **tree for every five (5) parking spaces.**” NOTE: e City of Pittsburgh has 42% tree canopy.)
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- Little Rock: North Little Rock, AR: **one tree per six parking spaces** and street trees with all new developments
- Atlanta “A minimum of **one tree per eight parking spaces** shall be included in the required landscaped areas. For the purpose of satisfying this requirement, existing trees that are two and one-half inches or more in caliper as measured at a height of 36 inches above ground level shall be considered to be equivalent to one or more newly planted trees on the basis of one tree for each two and one-half inches of caliper” <http://www.atlantaga.gov/modules/showdocument.aspx?documentid=21234>

See also http://www.fs.fed.us/psw/programs/uesd/uep/products/3/cufr_151.pdf



40% Tree Canopy Master Plan

The City should develop **a coordinated plan** for the Comp Plan policy of 40% tree canopy, an important cultural and environmental resource. While we recognize and prize neighborhood differences, we can't wait seven years for neighborhood comp plans to start the process across the city. The lack of trees is a **significant environmental justice issue** that recovers on **a slow timeline**.

With appropriate species and placement, tree canopy can be enhanced and property owners can make use of their property.

Please move beyond simply a canopy target to **strategic, focused investment and stewardship**.

Create an Urban Forestry Commission

Improving the health and sustainability of the urban forest is **complex** and needs to be understood **across policy areas**. The distribution of the urban forest is a **social justice issue**. The value of a tree goes **beyond its carbon impact**. **Nurturing of trees is not done by experts**. The Portland, Seattle, and Vancouver and other Washington cities have adopted Urban Forestry Commissions.

What is working and what is not working for the Urban forest? Tree policy affects many areas and takes time to evaluate if it is working.

Sincerely,

Pamela Johnston,
3741 122nd Ave NE

"The reasons for using LID go well beyond environmental protection. Like most other things, stormwater management is becoming more costly... Communities want to grow greener and more sustainably. Conventional practices, like stormwater ponds surrounded by chain link fences, can be eyesores ... "from Integrating LID into Local Codes: A Guidebook for Local Governments, p. v (Puget Sound Partnership, 2012)

*EN-12. Work toward 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
Policies, Environmental Stewardship, Comp Plan*



From: [p.johnston](#)
To: [PlanningCommission](#)
Subject: Not Living in Bellevue is By Design
Date: Wednesday, December 14, 2022 7:26:38 PM

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We are a jobs area.
We will add 70,000 jobs but only 35,000 homes.
It is expected that workers will immigrate here each day.

– *pamela johnston*
425-881-3301

From: [p.johnston](#)
To: [PlanningCommission](#); [Council](#)
Subject: Trees that die
Date: Wednesday, December 14, 2022 7:57:49 PM

[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 code to restore trees that die. If we have a big die off like what happened to the Ash, we will loss %.

don't just pull and not replace.

Please verify tree diversity is in the plan.

WSJ:

U.S. cities will lose over 1.4 million street trees to insects by 2050

Some beloved species such as the ash are particularly at risk

By Erin Blakemore

March 20, 2022 at 9:00 a.m. EDT

The emerald ash borer's larvae take up residence beneath ash bark, sapping the trees of their nutrients and killing them. (Minnesota Department of Natural Resources/AP)

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Comment

Add to your saved stories

Save Article

Share

Invasive insects are a worldwide scourge.

Now, they could be coming to a tree near you — and that could have profound implications for urban areas.

An international group of researchers warns that by 2050, 1.4 million street trees will die because of the infestations, wiping out beloved species such as the ash.

[*How an uninvited pest doomed the ash tree*](#)

In research published in the *Journal of Applied Ecology*, the scientists drew on data from hundreds of U.S. communities to forecast invasive insects' effects. Rather than focus on all urban trees, they homed in on the best-tracked trees: those planted alongside roads.

These street trees shape cities. But the researchers project that some will be more affected than others, with less than a quarter of the nation experiencing 95 percent of the losses. Milwaukee, Chicago and New York will be the urban areas most affected, in part because of their populations

and their abundant ash trees.

[Trees are very, very good for our health. But in many cities, they're struggling.](#)

That puts them in the path of the [emerald ash borer](#), a beetle that originated in Asia and was first identified in the United States in Michigan in 2002. Their larvae take up residence beneath ash bark, sapping the trees of their nutrients and killing them. They spread with firewood and nursery trees, and they will make up 90 percent of the tree losses.

Maple and oak, the other most abundant street trees, are also at risk from pests such as San Jose scale and Japanese beetles.

Travel, trade and shortsighted planting all put street trees at risk. The more street trees are affected, the more urban trees will die, too: The researchers project an additional 100 million could go within the next three decades.

The cost will be tremendous, the researchers write; they project \$30 million in management costs each year. And they note that even more risk could come from insects that aren't here yet.

[D.C. has become a leader in a movement to plant more diverse city trees](#)

The researchers hope their findings help cities make wiser decisions. "These results can hopefully provide a [cautionary tale against planting a single species of tree](#) throughout entire cities," said [Emma Hudgins](#), a postdoctoral fellow at McGill University and the paper's lead author, in a news release. "Increasing urban tree diversity provides resilience against pest infestations."

— *pamela johnston*

425-881-3301

From: [Lee Sargent](#)
To: [PlanningCommission](#)
Subject: Planning Commission Meeting 12/14/2022
Date: Thursday, December 15, 2022 3:55:11 PM

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

You were given two challenges plus last night

One challenge was the continuing work on affordable housing and how to handle it with the city staff. This is a daunting task but one that you appear to be able to focus well on it. Good questions and answers were given. A really good question was about the 35,000 limit? And this elicited a great response on how the number came about from Council Member Robertson who managed to double the previous limit in City Council. But the limits aren't in stone as the city staff pointed out. I also liked the questioning that sought the knowledge of other political entities and financial matching funds. The New Year promises a lot of work here.

Another challenge was the tree canopy code and practice for significant trees. Steps:

- Delineating the difference between just “significant” trees and the more common delineation of “significant” and “landmark” trees from surrounding cities.
- Incorporating legal status to trees as a city resource by adding permitting and penalties that would be on the same level as house modification/replacement.
- Making that information available whenever a citizen or developer attempts to make significant changes to trees.
- Incorporating these changes into the Comprehensive Plan
- The last not so easily defined, is educational information on what the trees are doing that makes them so important to our lives.

Another challenge was our friend who is so disrespectful in action, speaking, laughing and walking around.

I have so far listed what I observed and could easily have misrepresented

things.

I want to thank you for doing such a great job. These challenges are not easy and you are, as a commission, on a great path to make some wonderful shaping of these challenges for the city. You show great insight in your questions and elicited marvelous information and maybe even triggered some new thoughts in the staff. BRAVO!

A special thank you goes to Council Member Jennifer Robertson for her clear and concise sharing of information from the council, her great insights and her indomitable spirit.

The last challenge was the hardest in the list and seemingly had nothing to do with the tasks at hand. That individual was not unique. I have met several in my limited experience. You all handled it well and did not lose track of whether to listen and respond or to keep on task. You were amazing.

To me the tree canopy is about the need to keep us connected to the natural world that we are a part of. Trees are a part of who we are and what we need to survive. It will take decades for trees to grow to the needed height to replace even the least of the categories of “significant” trees if removed. But all those trees can be taken down in a matter of a couple of days. Because of that and much more, we need to make them a part of a responsible city that makes fair judgements. I have a few neighbors that took out every significant tree and most of the living vegetation in their yard and they are in their right as of this moment and a lot of others that mourn the loss. Trees for Livability has a small but growing percentage of those that are mourning the loss. Help us.

Thank you for all your time and efforts.

This has been a great year for the city and it looks like an even better year next year.

Have a **Merry Christmas!**

Happy New Year!

Lee Sargent

425-641-7568

16246 NE 24th ST

Bellevue, WA 98008-2414

From: [Betsi Hummer](#)
To: [Gallant, Kristina](#); [PlanningCommission](#)
Cc: [Brown, Karol](#); [Morisseau, Anne](#); [Malakoutian, Mohammad](#); [Goeppele, Craighton](#); [Ferris,Carolynn](#); [Bhargava, Vishal](#); director@projectluisa.com
Subject: RE: Courtesy Notice: Increasing development potential for affordable housing development on faith-owned properties
Date: Tuesday, December 20, 2022 9:58:41 AM
Attachments: [image001.png](#)

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

Thanks!
Happy Holidays!
Betsi Hummer 425.591.4784 betsihummer@yahoo.com

[Sent from Yahoo Mail on Android](#)

On Tue, Dec 20, 2022 at 9:55 AM, Gallant, Kristina <KGallant@bellevuewa.gov> wrote:

Hi Betsi, apologies, I was thinking of the wrong project! The C-1 phase project website is [located here](#). The draft will be shared there, once it is ready. Similarly, we will update you of outreach opportunities on this project.

Thanks,
Kristina

From: Gallant, Kristina
Sent: Tuesday, December 20, 2022 9:52 AM
To: Betsi Hummer <betsihummer@yahoo.com>; [PlanningCommission](#) <PlanningCommission@bellevuewa.gov>
Cc: Brown, Karol <KBrown@bellevuewa.gov>; Morisseau, Anne <AMorisseau@bellevuewa.gov>; Malakoutian, Mohammad <MMalakoutian@bellevuewa.gov>; Goeppele, Craighton <CGoeppele@bellevuewa.gov>; Ferris, Carolynn <CFerris@bellevuewa.gov>; Bhargava, Vishal <VBhargava@bellevuewa.gov>; director@projectluisa.com
Subject: RE: Courtesy Notice: Increasing development potential for affordable housing development on faith-owned properties

Good morning Betsi,

Once available, the LUCA will be available on the [project website](#). We will not have a full draft ready for at least several months, following initial outreach. We are working on planning outreach for next year, and have not yet formed any stakeholder groups. We will be reaching out to individuals who have expressed interest, including yourself, as those opportunities become better defined.

Thanks,

Kristina



Kristina Gallant, AICP (she/her)

Senior Planner, Code and Policy

City of Bellevue | Development Services

kgallant@bellevuewa.gov | 425-452-6196

From: Betsi Hummer <betsihummer@yahoo.com>

Sent: Thursday, December 15, 2022 11:42 AM

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

Cc: Brown, Karol <KBrown@bellevuewa.gov>; Morisseau, Anne <AMorisseau@bellevuewa.gov>; Malakoutian, Mohammad <MMalakoutian@bellevuewa.gov>; Goepppele, Craighton <CGoepppele@bellevuewa.gov>; Ferris,Carolynn <CFerris@bellevuewa.gov>; Bhargava, Vishal <VBhargava@bellevuewa.gov>; director@projectluisa.com

Subject: RE: Courtesy Notice: Increasing development potential for affordable housing development on faith-owned properties

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

Thanks, Kristina.

Can you let me know where the public can view Staff's Draft LUCA? Also, can you let me know how the Stakeholder groups will be determined and how a member of the public can register to serve on a stakeholders group?

Thanks

Betsi Hummer 425.591.4784 betsihummer@yahoo.com

[Sent from Yahoo Mail on Android](#)

On Thu, Dec 15, 2022 at 10:44 AM, Gallant, Kristina <KGallant@bellevuewa.gov> wrote:

Thanks Betsi, that is an accurate summary of the Planning Commission's typical review process. We will provide updates as future engagement activities are scheduled. We appreciate your continued engagement.

Thank you,
Kristina



Kristina Gallant, AICP (she/her)

Senior Planner, Code and Policy

City of Bellevue | Development Services

kgallant@bellevuewa.gov | 425-452-6196

From: Betsi Hummer <betsihummer@yahoo.com>

Sent: Wednesday, December 14, 2022 4:34 PM

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

Cc: Brown, Karol <KBrown@bellevuewa.gov>; Morisseau, Anne <AMorisseau@bellevuewa.gov>; Malakoutian, Mohammad <MMalakoutian@bellevuewa.gov>; Goepple, Craighton <CGoepple@bellevuewa.gov>; Ferris, Carolyn <CFerris@bellevuewa.gov>; Bhargava, Vishal <VBhargava@bellevuewa.gov>; director@projectluisa.com

Subject: Re: Courtesy Notice: Increasing development potential for affordable housing development on faith-owned properties

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

Thank you, Kristina.

I am still very interested in the Comprehensive Plan Amendment (CPA) to increase development potential for affordable housing development on faith-owned properties, also known as Affordable Housing Strategy Action C-1 Phase Two.

My experience has shown me that the process to develop the Land Use Code Amendment involves:

- Staff drafting the LUCA,
- Planning Commission reviewing the Draft LUCA at Study Sessions,
- Planning Commission being attentive to public input,
- Planning Commission Amending Staff's Draft LUCA
- Planning Commission holding a public hearing
- Planning Commission Approving the amended draft for presentation to City Council for Approval.

Please let me know if the process I have outlined needs changes.

I look forward to being involved in the process.

I would like to be involved in any Stakeholder meetings, especially considering that the majority of the 29 qualifying properties are in my Lake Hills Neighborhood.

Betsi Hummer 425.591.4784 betsihummer@yahoo.com

[Sent from Yahoo Mail on Android](#)

On Wed, Dec 14, 2022 at 4:02 PM, Gallant, Kristina
<KGallant@bellevuewa.gov> wrote:

Good afternoon,

You are receiving this courtesy notice because you expressed interest previously in the Comprehensive Plan Amendment (CPA) to increase development potential for affordable housing development on faith-owned properties, also known as Affordable Housing Strategy Action C-1 Phase Two. You are considered an interested party because you submitted written comments on the CPA before the City Council took action on the CPA a decision on the project is issued. This email is to inform you that the City Council [adopted the CPA on December 12](#) and work has begun on the Land Use Code Amendment (LUCA) and rezone developing regulations to implement the CPA.

If you remain interested in this project, you will need to provide written comment about the LUCA and rezone to receive notice about any future Public Hearing and recommendation. To learn more about the scope of the LUCA and rezone, please visit our [project webpage](#). You may submit written comment on the LUCA and rezone to myself, Kristina Gallant, at kgallant@bellevuewa.gov.

Thank you,
Kristina



Kristina Gallant, AICP (she/her)

Senior Planner, Code and Policy

City of Bellevue | Development Services

kgallant@bellevuewa.gov | 425-452-6196

From: [Chad Vaculin](#)
To: [PlanningCommission](#); [Ferris,Carolynn](#); [Bhargava,Vishal](#); [Brown,Karol](#); cgoeppele@bellevue.gov; [Malakoutian,Mohammad](#); [Morisseau,Anne](#); LCuellar-Calad@bellevuewa.gov
Subject: Invitation - King County Affordable Housing Symposium
Date: Friday, December 30, 2022 5:17:24 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

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Dear Bellevue Planning Commissioners,

I am reaching out to invite you to our first annual *King County Affordable Housing Symposium* on January 31st, 9:00am-11:30am.

The Symposium will bring together local elected leaders and planning staff to look at affordable housing trends, regional housing needs, and specific high-impact affordable housing policies that local jurisdictions can implement. The event will feature speakers from the U.S. Department of Housing and Urban Development Office of the Regional Administrator, Puget Sound Regional Council (PSRC) Executive Director Josh Brown, and Bellevue Mayor Lynne Robinson, as well as diverse panelists from the affordable housing sector. We would very much appreciate your presence.

At the Symposium, a refreshed Affordable Housing Local Policy Toolkit will be unveiled and is intended to aid local leaders in implementing high-impact policies to help meet affordable housing goals. This toolkit resulted from the partnership of the Housing Development Consortium, the Urban Land Institute Northwest, PSRC, and others.

Please register for this limited capacity event through this [registration link](#).

Below are the event details:

What: King County Affordable Housing Symposium

When: January 31st, 2023

Time: 9:00am – 11:30am

Where: Crossroads Community Center (16000 NE 10th St Bellevue, WA 98008)

Thanks,

Chad Vaculin (he/him)

Advocacy and Mobilization Manager

Housing Development Consortium of Seattle-King County

1326 5th Avenue, Suite 230

Seattle, WA 98101

www.housingconsortium.org

Save the date: our 15th [Annual Celebration](#) is on March 30, 2023! [Learn more.](#)

PLAN TO JOIN US FOR OUR

15th Annual

Celebration

March 30, 2023



From: [Plummer David F.](#)
To: [Menard, Mathieu](#)
Cc: [Phyllis White](#); onebellevue@googlegroups.com; [Robertson, Jennifer S.](#); [PlanningCommission](#)
Subject: Re: Larger Map of Areas Being Considered for Micro Apartment LUC Amendment and Other Topics
Date: Saturday, December 31, 2022 11:28:53 AM

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Hello Mr. Menard!

Thanks for the response; I've added some further inquiries, this color.

RSVP/thanks,

David Plummer

On Dec 30, 2022, at 10:00 AM, Menard, Mathieu <MMenard@bellevuewa.gov> wrote:

Good Morning David,

Thank you for your questions. I have removed the CC'ed parties from the reply but do feel free to forward this message on, I will also pass the response on to the Planning Commission. I have responded to your questions below in red.

1. Is there a larger map of areas being considered for micro apartment LUC amendment? If so, can you email me the link to the larger version?

I have attached the largest version I have to this email, you should be able to zoom in significantly before you begin to lose resolution. The proposed geographic scope of the LUC amendment is the areas of the city zoned for both commercial and multi-family residential development.

A.1. What does "HFT stand for?

2. Has the City staff made any effort to contact housing suppliers (contractors, developers, ARCH, etc.) to determine what sizes and types of housing they are planning to build in Bellevue over the next 2 decades; if so, what has been the result of such contact; if no contact has been made, why hasn't the City staff contacted these suppliers?

Staff has spoken with several developers, property managers, and architects with experience in micro-housing. Because the scope of this LUC amendment is limited to removing barriers to micro-housing specifically, the discussions focused on impediments to this use in the LUC. Multi-family housing, and by extension micro-apartments, are already permitted in all the districts this LUC amendment would impact. We did hear from an architect and developer that currently market conditions

are not favorable towards micro-apartments. However, the market changes rapidly, and development types that are favored by market conditions change year-to-year. The number, size, and type of housing built in the City over the next 20 years will be guided by what is allowed under the LUC but is greatly determined by the market.

B.1. What is the basis for your assertion that the proposed LUC amendments are barriers or impediments to ‘micro-housing’ development? Has the City staff published any reports that document the staff contacts with developers, property managers and architects, and provides a quantitative estimate of the incremental changes in the number of micro-units that are expected to be constructed if the LUC changes are approved?

B.2. What is the staff’s estimate of the housing market over the next 20 years, and has this estimate been reviewed by housing-unit suppliers (developers, property managers, architects, etc.)? What is the basis for your assertion that (the housing or micro-unit housing) markets change rapidly, and what are the endogenous and exogenous factors that influence the rate of change in these markets?

3. How many new housing units of each type (single family, apartments, micro-apartments, condos, ADUs, etc.) in each of the City’s 16 sub-areas does the staff predict will be produced over the next two decades by each of the LUC amendments being considered by the Planning Commission, and what agencies will be the producers of the new units?

This LUC amendment only focuses on micro-apartments, and while there are future LUC amendments which have been launched by Council, this is the only one before the Planning Commission at this time. The proposed LUC amendment in-and-of itself will not produce any micro-apartments, but rather addresses some of the items in the LUC that we have heard from our outreach prevent their construction in the City. Generally, these items are parking requirements, multi-family play areas, and density. How many are built is very dependent on market conditions, as well as suitable land availability within the City. This LUC amendment would not permit the construction of micro-apartments anywhere where they are not already allowed, nor does it propose changes to allowed building size or height, with the goal being to encourage additional multi-family housing and diverse housing types in areas that are already designated for such uses and density.

Based on our outreach, most micro-apartments are built by market-rate developers, though affordable housing developers in the region have bought the completed buildings and are beginning to develop their own micro-apartments. Developers we interviewed noted that financing for micro-apartments is more difficult to secure and generally the buildings are too small for large scale development companies. Due to this, most micro-apartments are built by smaller-scale developers utilizing financing from local banks.

C.1. Has the staff published any reports that documents the outreach you mention?

The ongoing Comprehensive Plan Periodic Update will address overall housing goals and potential locations for housing within the City. Information on the update can be found here: <https://bellevuewa.gov/city-government/departments/community-development/planning-initiatives/comprehensive-plan>

4. When will a draft of the proposed language of the micro-apartment LUC amendments be available for public review?

The proposed language will be available in the Planning Commission agenda packet which can be found on our website here when it is released: <https://bellevue.legistar.com/DepartmentDetail.aspx?ID=34800&GUID=E2B592F1-4F81-48A7-8202-88AA2D380B94&R=8da5c08f-28cb-466e-b789-5db4c06ef202>

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: Wednesday, December 28, 2022 3:19 PM

To: Menard, Mathieu <MMenard@bellevuewa.gov>

Cc: PlanningCommission <PlanningCommission@bellevuewa.gov>; onebellevue@googlegroups.com; Phyllis White <junkokimora@gmail.com>; King, Emil A. <EAKing@bellevuewa.gov>; Johnson, Thara <TMJohnson@bellevuewa.gov>

Subject: Larger Map of Areas Being Considered for Micro Apartment LUC Amendment and Other Topics

[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!

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apartments, condos, ADUs, etc.) in each of the City's 16 sub-areas does the staff predict will be produced over the next two decades by each of the LUC amendments being considered by the Planning Commission, and what agencies will be the producers of the new units?

4. When will a draft of the proposed language of the micro-apartment LUC amendments be available for public review?

RSVP,

David Plummer

<Micro-Apartments Map.jpg>

From: [King, Emil A.](#)
To: [Plummer David F.](#)
Cc: [Johnson, Thara](#); [Erickson, Elizabeth](#); [PlanningCommission](#)
Subject: Re: December 2022 Planning Commission Meeting
Date: Tuesday, January 3, 2023 3:20:31 PM

Mr. Plummer,

On behalf of staff, please see below answers to your questions regarding the December 14 memo on the city's Housing Needs Assessment.

1. The full Housing Needs Assessment (HNA) has been posted on the city's website at https://bellevuewa.gov/sites/default/files/media/pdf_document/2022/Bellevue%202022%20HNA%20Report.pdf
2. The bullets summarize data found within the full HNA.
3. This is a typo – the word “love” should be “move” in order to read “for larger households who may want to move to the City.”
4. Naturally occurring housing units is a term that is used to reference housing available at affordable levels that is not income-restricted or subsidized to artificially reduce rents. This generally means housing that costs an amount affordable (less than 30% of annual income costs go toward housing, based on HUD definitions) to those earning less than 80 percent of the area median income (AMI). Many of the city's older multifamily housing falls into this category.
5. Page 73 of the HNA highlights some of the ways in which income-restricted affordable housing has been funded in Bellevue. There are overlaps between some methods, with groups like ARCH and the City of Bellevue often simultaneously funding a particular developer's project.
6. The city's [twice per year update to Council](#) on the Affordable Housing Strategy includes a list of projects and units achieved since 2017, when the strategy was adopted.
7. The HNA includes a more detailed description of the method used to determine projected need. The detailed numbers were calculated on a percentage basis of the city's overarching 2019-2044 35,000 minimum housing unit target as adopted by Council.
8. The HNA outlines the method used to determine projected need, pulling from data regarding household incomes of existing Bellevue workers as well as from those of residents across King County. This aligns with regional planning priorities to provide housing for people closer to their jobs.
9. The HNA itself is a technical document that may be referenced in policy or implementation efforts that follow. Page 5 of the memo outlines the potential ways in which the HNA may be utilized as a data source for future planning efforts. The bulleted list that follows on pages 5 and 6 outline some of the projects in which these conversations may take place. Each project follows a process that allows the public to take part at various stages.

Thank you,

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: Friday, December 09, 2022 2:14 PM

To: Johnson, Thara <TMJohnson@bellevuewa.gov>

Cc: King, Emil A. <EAKing@bellevuewa.gov>; PlanningCommission <PlanningCommission@bellevuewa.gov>; Council <Council@bellevuewa.gov>

Subject: Re: December 2022 Planning Commission 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 Ms. Johnson!

1. When will the City's 2022 (??) housing needs assessment report be released for citizen review?
2. What are the sources for all the bulleted sentences on page 2 of your 14 December 2022 planning commission agenda memo?
3. On page 2 of your 14 December 2022 planning commission agenda memo, at the 8th 'bullet', it is stated that "... for larger households who may want to love to the City.": what does this mean?
4. On page 2 of your 14 December 2022 planning commission agenda memo, at the 11th 'bullet', it is stated that "The City has a variety of naturally occurring housing units ...". What does the term 'naturally occurring' mean, and what are examples of such units?
5. Who are the suppliers (builders, developers, ARCH, CoB, etc.) of housing units that are being added to the City's housing inventory, and what percent of the additional housing units added to the City's housing inventory during the 2016-2021 was supplied by each of the suppliers?
6. What data has the City collected from housing-unit suppliers that clarifies the number and types of added housing units each supplier provided to the City's housing unit inventory during the 2016-2021 time period? Could you please provide a list of the data and indicate whether the data is available in response to public records requests? Do housing-unit suppliers agree with the conclusionary assertions set forth in the first paragraph of page 3 of your 14 December 2022 planning commission agenda memo?
7. Why are the housing-unit numerical values set forth in paragraph numbers 1, 2 and 3 on pages 3 and 4 of your 14 December 2022 planning commission agenda memo, and the untitled tabulation on page 4 of your 14 December 2022 planning commission agenda memo, rendered with such outlandish precision? Virtually all numerical values have indicated accuracies of 1 part in several thousand, including several of 1 part in ca 15,000. Surely your analyses could not possibly be carried out with such high degrees of accuracy/precision.

8. Is there a separate analysis (or a part of the HNA) that explains the basis for your housing-unit-expectations of future immigrants to the City; if so, could you identify the analysis, or indicate what part of the HNA deals with these expectations?

9. Does the City (or the Planning Commission) plan to hold any public hearings or workshops on the HNA, especially covering the issues raised in the second paragraph and bulleted entries set forth on page 5 of your 14 December 2022 planning commission agenda memo; if so, when will these hearings/workshops be held?

RSVP,

David F. Plummer

3, On page 2 of your 14 December 2022 planning commission agenda memo, at the 10th 'bullet', it is stated that

On Dec 7, 2022, at 3:03 PM, Johnson, Thara <TMJohnson@bellevuewa.gov> wrote:

Mr. Plummer,

There is a Planning Commission meeting on December 14. The agenda and packet will be published tomorrow.

The topics are the Housing Needs Assessment update and Tree canopy regulations.

Please let me know if you have any additional questions,

Best Regards,

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

Sent: Thursday, December 1, 2022 3:31 PM

To: PlanningCommission <PlanningCommission@bellevuewa.gov>

Subject: December 2022 {lanning Commission Meeting

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

Hi there!

Will the Commission meet during December 2022; if so, what's on the agenda?

RSVP,

David Plummer

From: [p.johnston](#)
To: [Council](#); [PlanningCommission](#)
Subject: "the ultimate beneficiaries from zoning and building deregulation are landlords and developers"
Date: Thursday, January 5, 2023 3:26:35 AM

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Upzoning in Chicago led to higher, not lower, housing prices

My Question: What policies do you advocate to ensure that benefits and risks of up-zones are shared?

Article Snippets from 'Build More Housing' Is No Match for Inequality - Bloomberg

"Build more.

That's what a growing number of urbanists hail as the solution to the surging home prices and stark inequality of America's superstar cities and tech hubs. They want to relax regulations that limit the supply of housing in already expensive cities, and start building taller and denser...

"The affordability crisis within major urban areas is real," they write, "but it is due less to over-regulation of housing markets than to the underlying wage and income inequalities, and a sharp increase in the value of central locations within metro areas, as employment and amenities concentrate in these places."

A key factor here is the growing divide between highly-paid techies and knowledge workers and much lower-paid people who work in routine service jobs. These service workers end up getting the short end of the stick, spending much more of their income on housing in expensive cities. "Under these circumstances moving to big cities provides no immediate benefits for workers without college education," Rodríguez-Pose and Storper write.

Upzoning does little to change this fundamental imbalance. Because land in superstar cities and tech hubs is so expensive to begin with, upzoning tends to create even more expensive condominium towers. "While building more affordable housing in core agglomerations would accommodate more people," the authors note, "the collapse of the urban wage premium for less-educated workers means that the extra housing would mostly attract additional skilled workers." ... As Rodríguez-Pose told me: "Income inequality is greater within our cities than across our regions. Upzoning will only exacerbate this." ...

... Economist [Tyler Cowen](#) agrees that **the ultimate beneficiaries from zoning and building deregulation are landlords and developers. As he puts it, "the gains from removing taxes/restrictions on building largely will be captured by landowners ... More stuff will be built, urban output will expand, land still will be the scarce factor, and by the end of the process rents still will be high."**

...a recent [study by Yonah Freemark](#) found that upzoning in Chicago led to higher, not lower, housing prices, while having no discernible impact on local housing supply.

<https://www.bloomberg.com/news/articles/2019-05-09/-build-more-housing-is-no-match-for-inequality>

– *pamela johnston*

425-881-3301