

From: [p johnston](#)
To: [PlanningCommission](#); [Stewardship](#)
Cc: [Pamela Gunther](#); irmaf@comcast.net; ljlopezmsl@gmail.com
Subject: Trees vs Forest, topography, access
Date: Thursday, July 27, 2023 10:40:16 AM

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

Built for sale construction: I would also like to see built for sale new residential to have a minimum number of trees and use a native plant list. Construction companies do not put a lot of thinking into the plants. Starting off new homes with trees and natives would go a long way.

Parcel size: For maintenance, please consider small parcels differently than big, forested parcels. I feel that there should be an option for a forest management plan for parcels greater than ¼ acre.

I have one acre and find trees that somehow were hiding for years. Some trees should be removed as they take away resources from the evergreens. I haven't had a huge issue with catching alders at about 4". Alders are not great long-term trees. The purpose of the tree should be considered.

Topography: Please consider topography. I have about 1/3 of my 1-acre property is down a steep, treacherous slope. It would be very difficult for me to count all the trees.

Evergreens should count differently than deciduous.

Cordially,

-pamla johnston
425-881-3301

This is my personal opinion. Not the opinion of any organizations to which I belong.

Cc as fyi

From: [Natalie Duryea](#)
To: [Council](#); [PlanningCommission](#)
Cc: [Board@BridleTrailsCommunity.org](#); [Gallant, Kristina](#)
Subject: Re: Written Comments for Bellevue Tree Code
Date: Thursday, July 27, 2023 7:48:52 PM

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resending - hopefully with correct Planning commission address.

From: Natalie Duryea <n_duryea@hotmail.com>
Sent: Thursday, July 27, 2023 7:47 PM
To: Council@bellevuewa.gov <Council@bellevuewa.gov>; Planningcommission@bellevuewa.gov- <Planningcommission@bellevuewa.gov->
Cc: Board@BridleTrailsCommunity.org <Board@BridleTrailsCommunity.org>; Gallant, Kristina <kgallant@bellevuewa.gov>
Subject: Written Comments for Bellevue Tree Code

Commissioners, thank you for the chance to submit written comments on the updates to the Bellevue tree code. I wanted to write to you in support of stricter regulations and enforcement of tree removals in the city of Bellevue.

Having lived in Bellevue my entire life, and attended many of the listening sessions and opportunities to learn more about the tree code, two things have become very clear to me:

1. The trees in Bellevue on private property are a shared resource to everyone in the city, and we must be stewards of this resource.
2. These same trees cannot advocate for themselves - only Bellevue's residents can act to assure we have the canopy we need for the health and beauty of the place we live in.

Having remodeled my house, removed trees from my lot, and replaced trees on my lot, I'm assured that there are ways that we can increase housing, allow for owner flexibility on property and protect the shared resource of trees.

More specifically my recommendations on the code amendments are as follows:

- 1. Establish enforcement of the code.** Empty rules don't help Bellevue's resources or residents. We need to fund a permit office and a complaint office to investigate tree infractions, and penalties on those acting outside the law.
- 2. Create clarity on the intention of our tree retention efforts:** namely that our city needs a known percentage of canopy to sustain its residents.
- 3. Build clear regulations to drive toward that goal.**

My recommendations for regulations would be as follows:

- 1. Prioritize significant evergreen conifer trees and their replacements.** Our evergreen conifers (cedars, hemlock, fir and beyond) are the signature native plants in our area. They

bind the most carbon from the atmosphere and offer the most climate, beauty and intrinsic benefits. They are also the most mis-understood trees in our region - often being the first to fall prey to "tree-phobia" < the notion that all big trees are destined to fall and damage property.

2. Make tree regulations multi-temporal. Changes in ownership 'reset the clock' of tree management. Homes change hands more frequently than ever before. We need to assure that tree coverage is pervasive across time.

3. Make on-site replacement the gold standard of tree removal. It is understandable that evergreen conifers will need to be removed for tree health, building and beyond. Assuring that similar tree canopies are growing for future generations should be the price for tree removal. Pushing tree canopy to other locations is not the answer.

Thank you for your time and for your commitment to a greener Bellevue that sets the example for cities across the united states. We're lucky to live here and maintaining the resources is our way to give back.

Best,
Natalie Duryea

From: [Anthony Tseytlin](#)
To: [PlanningCommission](#)
Subject: Mandatory parking minimums are too high
Date: Saturday, July 29, 2023 1:55:58 AM

[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 Commision,

I am writing to express my dissatisfaction with the current mandatory parking minimums in Bellevue.

The city claims it is moving towards a more transit and pedestrian focused future. While the city is taking great strides in this regard, it is negated by the fact that our land use code still actively encourages automobile usage, and by extension dependency, by requiring everywhere in the city to have an excessive amount of parking.

I can write at length about the mandatory parking minimums, but for now I will focus on the matter for residential single-family dethatched homes. The current requirement is a minimum of two parking spaces, with no maximums. This is unnecessarily high and overly restrictive for the following reasons:

1. Many streets in suburban Bellevue are quite wide, and would allow for cars to be parked on both sides while still allowing travel in both directions. The current code makes no exception to the two-car minimum for streets that are wide enough.
2. We have a housing affordability crisis. The requirement that every house has at least two spaces drives up home costs, and takes away useable land that otherwise could be used for more housing. If someone has the money to buy a house with 50 parking spots, that is their prerogative. However, homebuyers deserve to have options.
3. The current code makes no exception to the two-car minimum for houses located near transit.
4. Many households do not have two cars, or even any cars. For them, the requirement that they have space for at least two cars is superfluous.
5. We need to encourage people to have less cars. Part of doing so requires incentive; if homes start having less spaces for cars, households will have less cars.

I implore the Commision to consider recommendations to lower the mandatory parking minimums.

Thank you,

-Anthony Tseytlin

Email: anthony.tseytlin@hotmail.com

Cell: (425)-351-1824

From: [Court Olson](#)
To: [Kattermann, Michael](#); [King, Emil A.](#); [Johnson, Thara](#)
Cc: [PlanningCommission](#); [Robinson, Lynne](#); [Robertson, Jennifer S.](#); [Council Office](#); [Miyake, Brad](#); [Ewing, Jennifer](#); [Stewart, Justus](#); [Fall, Sofia](#)
Subject: Comp Plan "Climate Element" letter from PCA & other orgs.
Date: Thursday, August 3, 2023 3:00:43 PM
Attachments: [23-08-03, PCA ltr re Comp Plan Climate Element.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 Michael, Emile and Thara.

At People for Climate Action we appreciate Bellevue's ongoing efforts to update the city's comprehensive plan. We understand that the planning department is already at work to include a "climate and resiliency" element in the 2024 update of that plan.

That said, by sending the attached letter PCA, along with six allied environmental organizations, wishes to recommend waiting to draft and finalize the wording of that element until after December 31st by which time the WA Department of Commerce is scheduled to issue a list of over 200 measures that a city should consider including in a climate and resiliency element.

Thank you for reading our attached letter and for your consideration of this recommendation.

With kind regards,

Court

Court Olson, President, People for Climate Action, and Bellevue resident
(he/him/his)
425-652-2777 (cell)

My standard PS: Unless we act quickly and decisively today to curb GHG emissions, climate impacts will get much much worse. The climate future and well-being of your kids and grandchildren is in your hands!

August 3, 2023

TO: City of Bellevue Planning Department

FROM: People for Climate Action – Bellevue, and allied organizations below

RE: Including a Climate Change and Resiliency Element in the comprehensive plan update.

Dear Mr. Katterman, Mr. King and Ms. Johnson:

As you surely know, this summer many cities are imagining their futures and planning for the next 20 years. Across the region, land use patterns, transportation systems, economic growth, and housing are all being examined as communities update their comprehensive plans. When thinking about life in the 2030s and 2040s, we must come to grips with the implications of climate change. A comprehensive plan update can potentially have significant mitigating impacts on future greenhouse gas emissions.

House Bill 1181*, which became law this year and is undergoing rulemaking by the Department of Commerce, requires most cities in King, Pierce and Snohomish Counties to include a climate change and resiliency element in their comp plan progress reports in 2029. Since waiting until 2029 would reduce the likelihood of cutting greenhouse gas emissions 50% by 2030 (which is a commitment that many local cities have made), we urge inclusion of this element in 2024 comp plan updates. Farsighted cities have already readied themselves to include a climate change and resiliency element in their current updates, along with other associated changes required by HB 1181.

This June, Commerce issued their “Early” version of model guidelines for a comp plan’s climate and resiliency element. (See <https://deptofcommerce.app.box.com/s/dwnn8e1lec3oulycutsy4xsctxm7xf8>). A city will likely find value in these early guidelines. They reference “over 200 measures” that local governments may consider for inclusion in their climate element. The narrative says, “*These measures are the core of the model element that the state team was charged to deliver.*” However, Commerce does not plan to issue the full menu of actual detailed measures until December 31, 2023.

Therefore, People for Climate Action and the allied organizations below strongly urge all cities to include a climate change and resiliency element in their current comprehensive plan update. Because a detailed menu of climate element measures will not be forthcoming from the WA Department of Commerce until this December, we urge you to at least put a climate element placeholder in the draft comprehensive plan update now, and then plan to expand it with actual measures in early 2024.

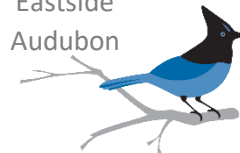
Sincerely,

Court Olson, President, People for Climate Action, on behalf of the organizations below.

court.olson@yahoo.com



Eastside
Audubon



*Find the official synopsis of HB 1181 here: <https://lawfilesexternal.wa.gov/biennium/2023-24/Pdf/Bill%20Reports/House/1181-S2.E%20HBR%20FBR%2023.pdf?q=20230727104504>

From: leesgt@aol.com
To: [Council](#)
Cc: [PlanningCommission](#)
Subject: Sherwood Forest Block Party
Date: Thursday, August 17, 2023 5:33:30 PM

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

Aug 20th we are having a block party at 160th Ave Ne and NE 28th St, 1pm to 4pm
Some of the specifics are on the website <https://sherwoodforestbellevue.org/>

It is an opportunity if you are available and choose to come to meet the people in my neighborhood.
It is a rather laid back affair with only a couple of booths for club committee groups.

Lee Sargent
425-641-7568
16246 NE 24th ST
Bellevue, WA 98008-2414

Sherwood Forest Community Club
President
Online: Nextdoor
Website: <https://sherwoodforestbellevue.org/>

From: [Barb Braun](#)
To: [Robinson, Lynne](#); [Council](#); [PlanningCommission](#); [Miyake, Brad](#); eking@bellevuewa.gov; [Kattermann, Michael](#); [Johnson, Thara](#); [Stead, Elizabeth](#); [Ewing, Jennifer](#); [Fall, Sofia](#); [Stewart, Justus](#)
Cc: [Barb Braun](#); [Alice Meng](#); [April Stevens](#); [Barbara Braun](#); [Cameron Barajas](#); [Chris Marks](#); [Court Olson](#); [Paul Bruno](#); [Willard Westre](#)
Subject: People For Climate Action, 2044 Comprehensive Plan Recommended Growth Policies
Date: Tuesday, August 22, 2023 1:50:06 PM
Attachments: [23-08-22 Growth_policy_recommendations_PeopleForClimateAction_Aug2023_vf.pdf](#)

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2044 Comprehensive Plan Recommended Growth Policies

To: Council Leaders, Planning Commission, Sustainability Leads, Planning Leads
From: People For Climate Action – Bellevue
August 2023

Dear Leaders,

People For Climate Action Bellevue (PCA-B) appreciates the work being done on the Comprehensive Plan to come up with a Recommended Growth Alternative for the 2044 Comprehensive Plan that will allow additional urban density for affordable housing while achieving Bellevue's stated livability and climate objectives.

We support additional density to supply the level of affordable and "missing middle" housing needed to allow people who work in Bellevue to live in Bellevue. We believe the City can achieve the needed density while simultaneously achieving our greenhouse gas emissions (GHG), tree canopy, and other livability goals. We believe additional goals/values should be added to the Comprehensive Plan regarding climate resilience as we now understand how urgently we need to adapt to the ever-worsening climate crisis.

Balanced Density

As we investigate and select a Growth Alternative, the amount of additional density allowed needs to be balanced against the climate impacts of construction and buildings. We also worry that "over densification" could degrade existing neighborhood character. Here are some specific concerns:

1. Mid and high rises throughout the City, including Wilburton and BelRed, should be "sustainable" all wood structures thereby limiting the amount of steel and concrete used. All use of structural steel should be strictly limited to only the coupling connections or the necessary reinforcement of wood and timber structural frame elements. These restrictions will substantially reduce the inherent carbon intensity of materials used in new buildings. This policy would limit Wilburton and BelRed zoning to 15 stories.
2. Neighborhood character should be protected throughout the City.
 - a. The highest density in Crossroads should be limited to MU-M zoning or ten stories.
 - b. All Neighborhood Centers and shopping centers - Kelsey Creek, North Towne, Newport Hills, Eastgate, Lakemont Village, Lake Hills Village, BelEast, etc. should be limited to MU-L or 4 stories.

Holistic Policies

Our Comprehensive Plan must significantly mitigate future greenhouse gas emissions and other climate impacts. Because we are not currently on track to meet our 2030 GHG emissions goals, and

because 2030 is only six years away, the new Comprehensive Plan will not succeed unless we can exponentially accelerate climate actions and participation rates of businesses and residents. As such, the Comprehensive Plan must implement very assertive climate, livability and resilience policies, and these policies must be fully integrated with all housing, building and transportation policies.

To that end, PCA-B would like to recommend the following growth policies be added to the Comprehensive Plan.

Housing Policies:

1. High density building concentrations should be limited to areas within a 15-minute walk of a public transit hub, i.e., a convergence of 2 or more bus/transit lines, not just a single line stop.
2. Permitting policies and incentives should in place to ensure the target amount of affordable and “missing middle” housing is built.
3. Post construction, policies and accountabilities must be in place to ensure housing stock remains affordable and “missing middle” in the future. For example, the City should require any new housing development being permitted to be somehow subsidized so that at least 20% of the living units are affordable for families having income that is between 20 and 40% of the local mean income.
4. Redevelopment parcels should be highly favored over greenfield development. Also, policies and incentives should make it advantageous to remodel and reuse existing structures, so long as they are upgraded to current new building code standards.
5. Open green space within the developed perimeter should be required for high density building developments of more than 10 living units per acre.
6. Subsidized childcare centers should be required/incented within high density building developments of more than 20 living units per acre.
7. Grocery stores should be required/incented within a 10-minute walk of all high density housing developments.

Construction and Renovation Policies:

1. Gas and HFCs (Hydrofluorocarbons) systems and appliances need to be aggressively phased out. Phase out schedules and conversion resources should be well publicized. Compliance audits and penalties should be in place for both new and existing building stock.
2. All new windows should have a complete assembly U-value rating of less than .20 and must include thermal breaks in the window frames. [These restrictions will lessen heat gain and loss through window openings.]
3. The City should require all new roofs to either (a) have a high coefficient of at least 60% sunlight reflectance, or (b) be 75% shaded in summer after 10 years, or (c) have sustainable living green roof plantings covering 80% of its area, or (d) be 80% covered with solar panels.
4. The City should prohibit concrete retaining walls. All new structures in areas zoned for high density, city-wide, should be designed without the use of concrete extending more than two feet above the natural soil surface.
5. All use of structural steel should be strictly limited to only the coupling connections or the necessary reinforcement of wood and timber structural frame elements. These restrictions will substantially reduce the inherent carbon intensity of materials used in new buildings.
6. The City should require sidewalk and street trees be included/upgraded in all new buildings and renovations.
7. Strong requirements and permitting limitations should be in place to preserve and maintain existing trees over 6 inches in diameter on both private and public property including schools, recreations centers, parks, and other public facilities.

Transportation Policies:

Transportation policies must ensure high volumes of residents can efficiently move around within city limits including:

1. Substantial increases in the frequency of public transit trips connecting with locations zoned for high density concentrations, such that wait times are not more than 15 minutes in normal daytime hours, i.e., 7 AM to 9 PM.
2. Intercity transportation networks and capacity (ex. # seats, dedicated road capacity, route designs, direct connections) should be designed to transport users at speed i.e., similar to driving times, between high density areas on the City.
3. Free and discounted transit passes should be made available based on income.

Resilience and Livability Policies:

Resilience policies must be put in place to reduce heat island effects, provide heat refuge, and widely conserve water including:

1. The City should substantially restrict the amount of surface parking used in any high-density development. Parking should be undergrounded or covered to mitigate space consumption and heat island impacts.
2. All new surface parking areas should have a permeable surface.
3. Existing parking surfaces should be incented to “green up” by upgrading to permeable surfaces and tree coverage.
4. The City should require 75% summer tree canopy shading cover of any new driveway, roadway, or new surface parking areas within 10 years of their creation.
5. The City should require EV charging stations for all parking stalls in any new building development.
6. The City should require that any new development parcel in a high-density zone be populated with trees that will within 10 years shade 30% of the total parcel's land area in summer. The City should have penalties for noncompliance to incent owners to care for their trees.
7. The City should either create or require the development of largely shaded (in summer) park land within a 15-minute walk of any area zoned for high density housing development (i.e., in excess of 10 living units per acre) so as to maintain the City's current per capita ratio of park land area to resident population.
8. The City should require preservation of all wetlands.
9. For all new construction or major renovation, the City should require daylighting of all naturally flowing streams with natural soil and sparsely rock reinforced embankments, with no concrete embankments, and with 80% summertime tree cover shading within 5 years of daylighting.
10. Climate resilient native tree species should be recommended by the City and incentives be in place to plant and maintain those tree species.
11. All buildings over 10,000 sq.ft. should be required to capture and reuse grey water.
12. All new construction, including all residential, should be required to capture and use rainwater for landscape irrigation.
13. All new construction and renovation should be required to install water wise irrigation.

Climate Oriented Plan

House Bill 1181, which became law this year and is undergoing rulemaking by the Department of Commerce, requires most cities in King County to include a climate change and resiliency element in their comp plan progress reports in 2029. Since waiting until 2029 will greatly reduce the likelihood of cutting greenhouse gas emissions 50% by 2030, we urge inclusion of this element in 2024 comp plan updates.

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People for Climate Action – Bellevue strongly urges Bellevue to include a climate change and resiliency element in the Final Comprehensive Plan and include many of the measures drafted by Commerce.

Thank You

Thank you for your serious consideration of our policy suggestions aimed at exponentially accelerating climate actions and participation rates. We know the staff are working diligently to develop policy language for the Comprehensive Plan and PCA-B exists to partner with Bellevue to facilitate a rapid transition to a more sustainable and resilient City.

Thank you!

People For Climate Action Bellevue Leaders



2044 Comprehensive Plan Recommended Growth Policies

To: Council Leaders, Planning Commission, Sustainability Leads, Planning Leads

From: People For Climate Action – Bellevue

August 2023

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To that end, PCA-B would like to recommend the following growth policies be added to the Comprehensive Plan.

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Thank you!

People For Climate Action Bellevue Leaders

From: [Jonny Lu](#)
To: [Robinson, Lynne](#); [Council](#); [PlanningCommission](#); [Miyake, Brad](#); [King, Emil A.](#); [Johnson, Thara](#); [Stead, Elizabeth](#); [Fall, Sofia](#); [Stewart, Justus](#); [Kattermann, Michael](#)
Cc: [Barbara Braun](#); [Court Olson](#); [April Stevens](#)
Subject: Support and Endorsement of PCA-B's proposed growth policies
Date: Thursday, August 24, 2023 10:10:12 AM
Attachments: [23-08-22 Growth_policy_recommendations_PeopleForClimateAction_Aug2023_vf.pdf](#)

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Hello Councilmembers and City of Bellevue Leaders,

I want to wholeheartedly support and endorse the proposals PCA-B detailed in their letter. As a long-time resident of Bellevue and climate startup employee, I want to put our city's sustainability practices at the forefront of how we approach the next two decades of growth.

The proposals laid out here provide tangible ways to incentivize public transit hubs, prioritize low-emissions construction, and use tree canopy as a mitigation against the effects of climate change.

Thank you to council and city staff for your tireless work. Our city has a melting pot of views on growth, but it's clear that we are all striving for a better and more sustainable Bellevue.

Thank you,
Jonny Lu - resident of Newport Hills



2044 Comprehensive Plan Recommended Growth Policies

To: Council Leaders, Planning Commission, Sustainability Leads, Planning Leads

From: People For Climate Action – Bellevue

August 2023

Dear Leaders,

People For Climate Action Bellevue (PCA-B) appreciates the work being done on the Comprehensive Plan to come up with a Recommended Growth Alternative for the 2044 Comprehensive Plan that will allow additional urban density for affordable housing while achieving Bellevue's stated livability and climate objectives.

We support additional density to supply the level of affordable and "missing middle" housing needed to allow people who work in Bellevue to live in Bellevue. We believe the City can achieve the needed density while simultaneously achieving our greenhouse gas emissions (GHG), tree canopy, and other livability goals. We believe additional goals/values should be added to the Comprehensive Plan regarding climate resilience as we now understand how urgently we need to adapt to the ever-worsening climate crisis.

Balanced Density

As we investigate and select a Growth Alternative, the amount of additional density allowed needs to be balanced against the climate impacts of construction and buildings. We also worry that "over densification" could degrade existing neighborhood character. Here are some specific concerns:

1. Mid and high rises throughout the City, including Wilburton and BelRed, should be "sustainable" all wood structures thereby limiting the amount of steel and concrete used. All use of structural steel should be strictly limited to only the coupling connections or the necessary reinforcement of wood and timber structural frame elements. These restrictions will substantially reduce the inherent carbon intensity of materials used in new buildings. This policy would limit Wilburton and BelRed zoning to 15 stories.
2. Neighborhood character should be protected throughout the City.
 - a. The highest density in Crossroads should be limited to MU-M zoning or ten stories.
 - b. All Neighborhood Centers and shopping centers - Kelsey Creek, North Towne, Newport Hills, Eastgate, Lakemont Village, Lake Hills Village, BelEast, etc. should be limited to MU-L or 4 stories.

Holistic Policies

Our Comprehensive Plan must significantly mitigate future greenhouse gas emissions and other climate impacts. Because we are not currently on track to meet our 2030 GHG emissions goals, and because 2030 is only six years away, the new Comprehensive Plan will not succeed unless we can exponentially accelerate climate actions and participation rates of businesses and residents. As such, the Comprehensive Plan must implement very assertive climate, livability and resilience policies, and these policies must be fully integrated with all housing, building and transportation policies.



To that end, PCA-B would like to recommend the following growth policies be added to the Comprehensive Plan.

Housing Policies:

1. High density building concentrations should be limited to areas within a 15-minute walk of a public transit hub, i.e., a convergence of 2 or more bus/transit lines, not just a single line stop.
2. Permitting policies and incentives should be in place to ensure the target amount of affordable and “missing middle” housing is built.
3. Post construction, policies and accountabilities must be in place to ensure housing stock remains affordable and “missing middle” in the future. For example, the City should require any new housing development being permitted to be somehow subsidized so that at least 20% of the living units are affordable for families having income that is between 20 and 40% of the local mean income.
4. Redevelopment parcels should be highly favored over greenfield development. Also, policies and incentives should make it advantageous to remodel and reuse existing structures, so long as they are upgraded to current new building code standards.
5. Open green space within the developed perimeter should be required for high density building developments of more than 10 living units per acre.
6. Subsidized childcare centers should be required/incented within high density building developments of more than 20 living units per acre.
7. Grocery stores should be required/incented within a 10-minute walk of all high density housing developments.

Construction and Renovation Policies:

1. Gas and HFCs (Hydrofluorocarbons) systems and appliances need to be aggressively phased out. Phase out schedules and conversion resources should be well publicized. Compliance audits and penalties should be in place for both new and existing building stock.
2. All new windows should have a complete assembly U-value rating of less than .20 and must include thermal breaks in the window frames. [These restrictions will lessen heat gain and loss through window openings.]
3. The City should require all new roofs to either (a) have a high coefficient of at least 60% sunlight reflectance, or (b) be 75% shaded in summer after 10 years, or (c) have sustainable living green roof plantings covering 80% of its area, or (d) be 80% covered with solar panels.
4. The City should prohibit concrete retaining walls. All new structures in areas zoned for high density, city-wide, should be designed without the use of concrete extending more than two feet above the natural soil surface.
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6. The City should require sidewalk and street trees be included/upgraded in all new buildings and renovations.
7. Strong requirements and permitting limitations should be in place to preserve and maintain existing trees over 6 inches in diameter on both private and public property including schools, recreations centers, parks, and other public facilities.



Transportation Policies:

Transportation policies must ensure high volumes of residents can efficiently move around within city limits including:

1. Substantial increases in the frequency of public transit trips connecting with locations zoned for high density concentrations, such that wait times are not more than 15 minutes in normal daytime hours, i.e., 7 AM to 9 PM.
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3. Free and discounted transit passes should be made available based on income.

Resilience and Livability Policies:

Resilience policies must be put in place to reduce heat island effects, provide heat refuge, and widely conserve water including:

1. The City should substantially restrict the amount of surface parking used in any high-density development. Parking should be undergrounded or covered to mitigate space consumption and heat island impacts.
2. All new surface parking areas should have a permeable surface.
3. Existing parking surfaces should be incented to “green up” by upgrading to permeable surfaces and tree coverage.
4. The City should require 75% summer tree canopy shading cover of any new driveway, roadway, or new surface parking areas within 10 years of their creation.
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8. The City should require preservation of all wetlands.
9. For all new construction or major renovation, the City should require daylighting of all naturally flowing streams with natural soil and sparsely rock reinforced embankments, with no concrete embankments, and with 80% summertime tree cover shading within 5 years of daylighting.
10. Climate resilient native tree species should be recommended by the City and incentives be in place to plant and maintain those tree species.
11. All buildings over 10,000 sq.ft. should be required to capture and reuse grey water.
12. All new construction, including all residential, should be required to capture and use rainwater for landscape irrigation.
13. All new construction and renovation should be required to install water wise irrigation.



Climate Oriented Plan

House Bill 1181, which became law this year and is undergoing rulemaking by the Department of Commerce, requires most cities in King County to include a climate change and resiliency element in their comp plan progress reports in 2029. Since waiting until 2029 will greatly reduce the likelihood of cutting greenhouse gas emissions 50% by 2030, we urge inclusion of this element in 2024 comp plan updates.

This June, Commerce issued their “Early” version of model guidelines for a comp plan’s climate and resiliency element. [Here is their guidance from June \(pdf\)](#). They reference “over 200 measures” that local governments may consider for inclusion in their climate element. The narrative says, “*These measures are the core of the model element that the state team was charged to deliver.*” Commerce has subsequently issued over 200 draft measures here: [Menu of Measures](#) .

People for Climate Action – Bellevue strongly urges Bellevue to include a climate change and resiliency element in the Final Comprehensive Plan and include many of the measures drafted by Commerce.

Thank You

Thank you for your serious consideration of our policy suggestions aimed at exponentially accelerating climate actions and participation rates. We know the staff are working diligently to develop policy language for the Comprehensive Plan and PCA-B exists to partner with Bellevue to facilitate a rapid transition to a more sustainable and resilient City.

Thank you!

People For Climate Action Bellevue Leaders

From: [Jodie Huang](#)
To: [PlanningCommission](#)
Subject: Inquiry on Specific ADU Requirements
Date: Thursday, August 24, 2023 11:10:12 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 Bellevue Planning Commission,

I hope you're doing well! My name is Jodie and I am with Cottage, a company that specializes in helping homeowners build ADUs. I am doing some research on ADU eligibility in Bellevue and would like to learn more about regulations, specifically:

- Can ADUs have power lines dropped directly to them?
- Is solar mandated & enforced on ADUs? If so, what are the triggers (size, climate zone, etc)?
- What triggers a soils report? Hazards, slope, mandated for all units, etc?
- What triggers the need for fire sprinklers? Climate zones, hazards, setbacks from structures, etc?
- Does each city have a central location/map to find easements?

If you have any insight on this or can point me in the right direction that would be greatly appreciated! Thank you for your time and looking forward to hearing from you! Have a great day.

Best,
Jodie

From: [Kristi Weir](#)
To: [Robinson, Lynne](#); [Council](#); [PlanningCommission](#); [Miyake, Brad](#); [King, Emil A.](#); [Kattermann, Michael](#); [stead@bellevuewa.gov](#); [Ewing, Jennifer](#)
Subject: 2044 Comprehensive Plan Recommended Growth Policies
Date: Thursday, August 24, 2023 12:57:25 PM
Attachments: [ECAM logo with name2.png](#)
[23-08-22 Growth_policy_recommendations_PeopleForClimateAction_Aug2023 vf.pdf](#)

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

Dear Bellevue City Council and Staff,

The Earth and Climate Action Ministry (ECAM) of East Shore Unitarian Church of Bellevue supports the attached comment letter by People for Climate Action Bellevue regarding the 2044 Comprehensive Plan. We endorse PCA Bellevue's recommendations on density and growth and especially stress the need to integrate climate actions at all levels of the plan.

Kristi Weir
Earth and Climate Action Ministry



**East Shore
Unitarian Church**



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People For Climate Action Bellevue Leaders

From: [Court Olson](#)
To: [Devon Kellogg](#); [David Morton](#); [Marilyn Subala](#); [Rachel \[Rheya\] Molloy](#); [Bonnie Shipman](#); [howardhrrsn@gmail.com](#); [Gene Olson](#)
Cc: [David Godfrey](#); [Barbara Braun](#); [Dave Russell](#); [Phil Ritter](#); [Willard Westre](#); [Annie Phillips](#); [cynthervin@msn.com](#); [Robin Briggs](#); [Ron Snell](#); [Sarah Richards](#); [Iris Antman](#); [Terry Jorgensen](#); [Linda Golley](#); [Stacey Valenz](#); [Vicki Grayland](#); [Steve Bolliger](#); [David Perk](#); [Emanuel](#); [fletcherann@msn.com](#); [Colleen Clement](#); [Callie Ridolfi](#); [Anne Udaloy](#); [Hollytownes](#); [Linda Hagedorn](#); [Kristi Weir](#); [Gwen Hanson](#); [Marilyn Mayers](#); [David Ramsay](#); [David Perk](#); [Dan Streiffert](#); [scottpatterson108@gmail.com](#); [Greg Smith](#); [paulared325@hotmail.com](#); [Neal Anderson](#); [Brady Nordstrom](#); [Paul Bruno](#); [AA](#); [April Stevens](#); [Cameron Barajas](#); [Alice Meng](#); [Jonny Lu](#); [Christopher Randels](#)
Subject: Comp Plan climate & resilience element suggestions for Redmond & other cities
Date: Tuesday, August 29, 2023 6:13:47 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 Devon, and other Redmond friends.

I'm copying friends outside of Redmond here, hoping that they will read this and then dig into the details of what their city is doing on the comprehensive plan subject.

Though I don't live in Redmond, since you requested it, I'm happy to comment on Redmond's climate and resilience element first draft. I've not carefully read it all, but I have scanned many of the measures listed in the link provided in your forwarded email, below.

In brief, I think this first draft needs a lot of complex and difficult work.

As currently drafted, I'm worried that the city's climate and resilience element could mislead most Redmond residents into thinking that the city is ahead of other cities and achieving something impressive. Right now, as I read it, much of the draft is saying that the city hopes to develop many rather vaguely stated climate friendly actions, at some future dates that are left open. The list of measures in the buildings and energy section is especially weak in this regard. To me, the wording says that the city's comp plan may one day include yet to be detailed measures that would eventually address some climate change issues relating to buildings and energy. Many of the draft measures shown are unquantifiable and reflect vague aspirational policy statements without any meat or specificity that could be measured, and then potentially used to hold people accountable for actual implementation at a specified and early future date.

Take just this one copied measure for example:

CR-27 (UT-79 and UT-76)	Support and expand building energy efficiency programs, work towards net-zero energy buildings, and improve energy resilience in new and existing buildings. Prioritize low-income community members and overburdened communities.	ESAP Strategy B1 and B3
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Missing details here include the following:

- What sort of "support" will the city provide? Money? Incentives? Technical expertise aid to building owners figure out what are the best efficiency improvements to be made? How will this happen? And what is the target deadline for implementation?
- What specific comprehensive planning rules and regulations will be implemented to require building owners to make such an energy efficiency transition?

- What does "working towards net zero" mean, and what is the time frame for that work to be accomplished? In my view, this is vague policy hype that lacks specificity. Let me detail an alternative.

FYI, WA State legislation (that I helped get passed in 2007) already does the heavy lifting for this goal by requiring the statewide energy code for new buildings to tighten every three years. This law stipulates that the code adjustment done in 2031 will require new buildings to use 70% less energy than buildings that were built to comply with the 2006 code. So, it turns out that in 2031 and later, new buildings could become "net zero" energy users annually, by simply putting enough solar panels on their roofs. (The Bullitt Center in Seattle is an example of how this can be done).

So, how could Redmond plan to augment the already in-place State law that gets new buildings very close to "net zero" by 2031? It could merely require a sufficient quantity of solar panels to be placed on the roof of new buildings permitted after 2031 to enable "net zero" annual energy consumption. A city could add that requirement to their city building code as an amendment. (If you are not aware, all cities must at least incorporate the State energy code standard as a part of their minimum local building code, but a city can add more strenuous code provisions for commercial buildings within their own code jurisdiction).

- Completely missed in the above climate measure draft about buildings is any reference to cutting the enormous carbon footprint that the building sector has. A city could significantly hold down growth of emissions by stipulating in the comp plan that all new buildings are required to use heat pumps for space heating and for water heating. (FYI, the state building code council recently mandated this to go into effect state-wide in July of 2023. Adding such a statement to a city's comp plan at this time would reinforce the code council's action. That would keep it in effect locally, should efforts to repeal the code council's ruling ever be successful).
- Also unaddressed in the above climate measure on buildings is the inherent "imbedded" carbon footprint of materials used in new buildings. Especially important is the use of steel and cement used in multi-story building structures. Both come with huge carbon footprints. A climate sensitive comp plan should require only sustainable wood framed structures in the future, and severely limit the use of steel and Portland cement. (BTW, as a practical engineering matter, that would also have the effect of limiting building heights to about 15 stories or less).

Though perhaps best addressed outside of a comp plan (because a comp plan is typically focused on growth), a city must also adopt stringent energy performance standards for existing buildings. Other U.S. cities have done this, and Seattle is currently attempting to do so. In many cities, existing buildings are currently close to half of the local GHG emissions

inventory problem. These emissions can and must be substantially curbed to achieve city-wide emission reduction commitments. Much needed performance standards for existing buildings should require both (a) achievement of high levels of energy efficiency, and (b) conversion to the use of only electric heat pumps for space and water heating.

Another emissions reduction action for existing buildings with potentially significant and early impact would be for a city to ban future installations of gas or oil furnaces and water heaters when existing ones reach their end of life. A city could require replacement with only electric heat pump equipment.

I could go on, but enough for now.

In conclusion, hats off to Redmond for making the political move to declare a climate emergency. However, so far, that declaration appears to have no bite. Redmond's drafted climate and resilience element needs a lot of work to give it meaningful impact. I see this as a complex and difficult undertaking requiring much expertise over different topics. Fortunately, there is still time to do that, provided that the city has the political intestinal fortitude to stipulate several detailed and potentially controversial measures, and it is willing to commit sufficient resources to write them up over the next year, and then promptly make them the law of their land.

I wish my Redmond friends good luck with making that happen!

(And good luck to those in other cities that have a similar challenge).

With kind regards,

Court

Court Olson
(he/him/his)
425-652-2777 (cell)

My standard PS: Unless we act quickly and decisively today to curb GHG emissions, climate impacts will get much much worse. The climate future and well-being of your kids and grandchildren is in your hands!

On Sunday, August 27, 2023 at 11:31:35 PM PDT, Devon Kellogg <devonkellogg@gmail.com> wrote:

Hi Court,

Below are links to Redmond's new [Climate and Resilience Element](#) and the new [Green Buildings Incentive Program](#). I'm very curious to hear your and the other PCA Steering Committee member's opinions of the programs.

Thank you!
Devon

----- Forwarded message -----

From: **City of Redmond** <Cityofredmond@public.govdelivery.com>

Date: Fri, Aug 25, 2023 at 7:04 AM

Subject: City of Redmond Washington Daily Digest Bulletin

To: <devonkellogg@gmail.com>

City of Redmond



Environmental Sustainability Newsletter - August 2023

08/24/2023





New Fuel Switching Incentives Available!

Do the smoke and this summer's hot temperatures have you considering air conditioning? The [Energy Smart Eastside Fuel Switching Incentive](#) is now available for households looking to switch to an efficient heat pump from natural gas, propane, wood, or oil heating sources.

Moderate-income households may qualify for instant rebates for qualifying products of \$1,500, plus manufacturer rebates for eligible products to help property owners use sustainable heating and cooling solutions.

Learn more and apply today!

Ridwell



FREE Styrofoam and Plastic Bag Recycling Pickup

The City of Redmond is partnering with Ridwell to offer all Redmond residents the opportunity to recycle Styrofoam, plastic bags, and plastic film from your doorstep for free.

Plastic film includes bubble wrap, some Amazon Prime shippers, clean Ziploc bags, and more.

This offer is open to all City of Redmond residents living in houses, condos, and apartments. It is currently unavailable for businesses, schools, or other organizations. You don't

have to be a Ridwell member to participate.

The next free recycling pickups are scheduled for Saturday,
September 9 and 23.

Learn more and sign up today!

Surface Water



Surface Water Field Trip

Join the City of Redmond's Environmental Sustainability
Advisory Committee and city staff from 4 - 5 p.m. on
Wednesday, Sept. 20, for a nature walk around Smith

Woods. We'll connect with other community members and learn about restoration efforts in the Monticello Creek Watershed, how we can help keep our waterways healthy, and other climate and sustainability efforts underway at the City.

Space is limited, so register today!

Redmond 20501



Climate Resilience and Sustainability Element Open for Comments

The City of Redmond is developing a new Climate

Resilience and Sustainability element as part of the [Redmond 2050 Comprehensive Plan update](#). The goal of the element is to provide long-term policy support and direction for the City's greenhouse gas reduction efforts, enhance resilience to the negative impacts of climate change, and avoid creating or worsening climate impacts on vulnerable populations and overburdened communities.

The [first draft of policies](#) for the new Climate Resilience and Sustainability element is available for review.

Questions or feedback? Contact Us!

Green Building Incentive Program

The City of Redmond is currently updating its [Green Building Incentive Program](#) (RZC 21.67), a voluntary program that offers land use incentives to encourage new commercial and large multifamily development projects to build green. The City is updating the program to better align with current state regulations and city policies, including the Environmental Sustainability Action Plan (ESAP).

Key elements of the proposed Green Building Incentive Program include:

- 100% voluntary incentive program, consistent with the current program.

- Advances 100% electric new construction buildings, a key objective necessary to achieve ESAP goals.
- Aligns with the state [Clean Building Performance Standard](#).
- Creates flexibility for developers to select the additional green building techniques most relevant to their project (solar, electric vehicle charging stations, tree preservation, etc.).

You can follow the Green Building Incentive Program update and other critical improvements to the City's Zoning Code, through the [Redmond Zoning Code Rewrite Phase 2 webpage](#).

Questions or feedback? Contact us!

Environmental Sustainability Council Actions

- [June Environmental Sustainability Action Plan Implementation Update](#) – June 27
- [Adoption of Fees for City Owned, Public Electric Vehicle Charging](#) – July 5
- [Approval of Apex Mechanical, LLC, Bid in the Amount of \\$323,469 for Electric Vehicle Charging Stations](#) – July 5
- [Approval of the Sourcewell Cooperative Purchasing Contract for the Perrigo Park Field Lighting Energy Efficiency Conversion](#) – July 18
- [Agreement with Urban Forestry Services - Bartlett Consulting, for the Tree Health Risk Assessment and Mitigation Plan](#) – July 18
- [Contract Amendment to the Comprehensive Garbage, Recyclables, and Organics Collection Contract](#) – July 18

- [Approval of the AmeriCorps Fellowship Agreement with CivicWell for \\$62,000](#) – July 18

City of Redmond logo



Jenny Lybeck, Sustainability Program Manager

Email: jlybeck@redmond.gov

Website: redmond.gov/Environment

15670 NE 85th St, Redmond, WA 98052

P.O. Box 97010, Redmond, WA 98073



Questions?

[Contact us](#)

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This email was sent to devonkellogg@gmail.com using GovDelivery Communications Cloud on behalf of: City of Redmond Washington · 15670 NE 85th Street · Redmond, WA 98073-9710



From: [Barb Braun](#)
To: [parkboard](#); [Council](#); [Robinson, Lynne](#); [Miyake, Brad](#)
Cc: [Ewing, Jennifer](#); [Stewart, Justus](#); [King, Emil A.](#); [Kattermann, Michael](#); [PlanningCommission](#)
Subject: Airfield Park plan needs updating
Date: Monday, September 4, 2023 9:14:43 AM
Attachments: [23-08-06, Airfiled Park walk through recap, first 3 pages.pdf](#)
[23-08-06, Airfiled Park walk through recap, pages 4, 5 & 6.docx.pdf](#)

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Dear City Leaders,

I support the vision of the aquatic center at Airfield Park but believe the plan needs to be updated before a final design is approved for implementation. To that end, I would like to make the following suggestions:

1. I endorse Court Olson's assessment of the current drawings and would like to see the design updated to address the concerns he raises in the attached documents.
2. Since the aquatic center will be a major long term investment and highly visible flagship project for the City, I urge you to update the design objectives to include role modeling the kind of future forward development we want to see across our city and region. Specifically, the aquatic center and park should be a leader in green building, sustainability, resilience and efficiency. As a role model, I suggest these additional elements be factored into the updated design.
 - a. The campus/park should be as close to net zero energy as possible for an aquatics center and should include low carbon construction materials and techniques.
 - b. The goal should be to maximize green space at the site. Built spaces should be multi-purpose and built up so as to minimize the ground footprint (area). For example an environmental center could be on a roof and pickle ball courts could be on top of parking.
 - c. Existing parking in the area should be better utilized to eliminate or minimize the amount of new parking required. For example, the parking lot on the old DMV inspection side of the State Patrol (2803 156th Ave SE) is highly underutilized. There is no reason why that existing parking area could not be improved and shared with the aquatic center.
 - d. All heat islands should be eliminated by undergrounding or covering all parking, including any existing parking lots that may be utilized, and by implementing green roofs and walls.
 - e. The facility should generate its own power to the maximum extent possible.
 - f. Water usage should be designed to be minimized. For example, rain water should be harvested and used for irrigation. Waste water management should be done on site and reused for non-culinary purposes such as flushing.
 - g. No existing forest should be removed or encroached upon. There is no need for forest to be removed for parking. Picnicking should be placed in an already existing open field.
 - h. The plan should include forest and habitat restoration including invasives removal.
 - i. Landscaping should be 100% native, drought tolerant and intended to restore habitat.

The entire campus should be heavily canopied. Lawn materials should be utilized only in a playfield location in order to avoid synthetic playfield materials. Otherwise lawn should not be included.

- j. The campus should implement effective reuse, recycling and composting programs and model no or low trash generation. The campus should eliminate single use plastics.

With the visibility and fanfare this center will receive in our region, it is worth spending the time and effort to design and implement a world class facility. This includes role modeling the transition to sustainability that will serve our region for decades to come. Bellevue must model the way forward.

Thank you for your consideration.

Barbara Braun
13609 SE 43rd Place

Recapping major take-aways from the Airfield Park walk through

By Court Olson

A. Problems with the current drawing of the city's preferred park amenities.

There are several aspects of Portland-based architect's "Concept #2" drawing¹ (that depicts the Parks Department's preferred amenities) which suggest that the drawing was hastily prepared.

1. Displaced existing parking lot. The architect's Concept #2 drawing¹ of the Parks Department's recommended amenities proposes to destroy the entire existing 140 stall parking lot on the eastern park boundary. (The city purchased this lot from Boeing along with a majority of the land that is now Airfield Park.) While that existing asphalt lot could use a routine maintenance seal coating and a parking stall re-striping, the asphalt itself along with existing curbing, nicely planted tree islands, and the drainage system all appear to be in very good condition. (I estimate that lot to have a replacement value of over a million dollars.) Significantly, the whole existing lot is well shaded by tall trees on both sides, so that it doesn't have a heat island effect. (Mitigating urban heat islands is becoming increasingly important as we seek to improve our resilience to climate change.) Unfortunately, the architect's drawing depicts replacement of this existing parking lot and its shading trees with pickle ball courts and a large new parking lot that is nearly square in shape.

I contend that there is ample space for locating such pickle ball courts in several other parts of the very large meadow area. My more environmentally friendly drawing², which depicts a different hypothetical layout of the preferred amenities, shows one such alternative location.

Secondly, my drawing depicts saving the existing parking lot and constructing a smaller amount of new parking, with a net effect of more total parking stalls than the total (all new) stalls depicted in the architect's Concept #2 drawing.

2. Unnecessary new parking lot in the forested area. Instead of using all of the existing 140 stall parking lot, the architect's drawing of the Parks Department's preferred amenities depicts an extension of the dead-ended road on the western park boundary going deep into the forested part of the park, and, on both sides of that still dead ended road, the addition of new parking stalls. That would require cutting down probably two dozen large trees or more in the existing wild forest area. This parking plan would destroy what is currently a wildlife sanctuary for many wildlife species that we presently see in the park which are not found in most other city parks.
3. Picnic Shelters poorly located in the forest. The architect's drawing also shows picnic shelters located deep in the woods beside the secluded parking lot. It is my view that these picnic shelters are not likely to be used because people typically prefer picnicking near other park activities like the children's playground area, pickle ball courts and sports fields. There is plenty of opportunity to locate picnic shelters near such activities in the meadow area of the park and on the edge of the woods, as my hypothetical drawing² of the same but relocated preferred amenities shows.

¹ That Portland architect's "Concept #2" drawing is attached as Figure 1 on page 4.

² Figure 2 on page 5 is my hypothetical drawing of relocated park amenities, drawn to scale.

Recap of major take-aways from Airfield Park walk, continued

4. Safety and security concerns. Because the aforementioned architect's drawing proposes a new dead-ended parking lot in the forest that would be surrounded by trees, it would be secluded from view by park users and from nearby street traffic. Consequently, it would create a safety and security concern for any daytime park users who might park their cars or picnic there. It would also create an opportunity for concealed nefarious activities to occur there in the middle of those woods at night, and that potential seriously concerns park neighbors.
5. Poorly conceived trails. The Portland architect's drawing of the preferred park use options doesn't show most of the trails that already exist in and around Airfield Park, including the existing trails that allow people to walk into the park's forested areas, but only around the forested perimeters. Furthermore, the architect's concept drawing doesn't show the connections that the park's existing trails have to other trails which lead to four other city parks that are within about a quarter mile of Airfield Park. (Each of those four other parks has additional trails within them, especially Robinswood and Weowna parks which each have miles of trails.) Nor does the architect's drawing show existing connections to other nearby trail networks, such as the nicely wooded trail that goes around the adjoining (formerly Boeing) office building complex, buffering the buildings there from the residential neighborhoods. That office complex buffering trail includes a 200 feet long segment that connects Airfield Park to the city's roughly three-mile-long trail that goes all the way around nearby Phantom Lake. (BTW, the city already has existing signage posted within Airfield Park pointing to most of those external trail connections, but those trail connections don't appear on the Portland architect's drawing.) Most importantly, the architect's drawing concept adds new trails in Airfield Park which aren't needed, and those trails cut through the heart of both of the two forested wildlife sanctuary areas in the park, thereby disrupting and potentially displacing wildlife that currently lives and shelters there. Please see my drawing that points out all of the exiting trails³.
6. Oversized building footprint. The Portland architect's drawing of the preferred park options shows a building footprint that is bigger than the first level floor plan that was previously drafted for the two-story Aquatics Center, as depicted in the city's 2020 Aquatics Center feasibility report. So, the architect's building footprint is oversized and not drawn to the appropriate scale. My hypothetical drawing of the same but relocated preferred park amenities is drawn to the proper scale; I used the draft first floor plan found in that 2020 report. (That 2020 floor plan is, of course, tentative and subject to future reconfiguration, but it is nevertheless a good representation of the appropriate size for the necessary building's footprint.)

³ Figure 3 on page 6 shows the many existing trails in and around Airfield Park.

B. Overlooked value of wildlife habitat preservation. Wildlife habitat appreciation is missing from the Parks Department list of desirable amenities for Airfield Park, and, consequently, it's missing from the architect's Concept #2 drawing. However, my hypothetical drawing of relocated park amenities does depict such preservation. The existing forested trails around the perimeters of the forests have been there for decades. Still, many forms of wildlife not typically seen in most other city parks can be experienced in Airfield Park. I'm talking about deer, possum, skunk, bobcat, coyote, racoon, as well as many bird species, including hawks, owls, blue heron, three different duck species, four types of woodpeckers, and occasionally eagles. (BTW, those of us living adjacent to the woods hear the birds, especially during the sunrise and sunset hours, and in the dark hours of the night we hear the pond frogs, the owls and occasionally the coyotes serenading us).

Putting a parking lot, picnic shelters and new trails into the heart of the forested area would substantially destroy the wildlife habitat there, and needlessly displace or kill species that currently share this space with us.

There is also substantial benefit to all city residents from the many trees in the forested areas of the park (as well as those tall trees surrounding the existing parking lot). Tree canopy preservation is a big topic of current city-wide concern for many reasons. There is no reason to cut down these trees.

So why not treat these presently wild areas of the park as a precious resource for all of the city to experience? Shouldn't we abandon the old manifest destiny philosophy (held by many European pioneers of the eighteenth and nineteenth centuries) which suggested that humans must conquer and redevelop all of the land? In the case of Airfield Park, at no monetary cost we should declare the wildlife habitat there as a valuable city resource. My hypothetical drawing shows that just by arranging things differently we can add all of the desired new park amenities, and still preserve those forested areas. Let's add "wildlife sanctuary" to the list of park amenities, and publicly declare a goal of harmonious partnership with other living creatures there.

c. Wildlife learning center opportunity. To further add to the list of park amenities, the Parks Department could at a modest cost create some level of a "wildlife learning center" in this park. At a minimum, narrative signage could be placed along the existing trails describing the species of wildlife that we know are frequenting this park. Again, I'm talking about the frogs, mice, rabbits, squirrels, deer, possum, skunk, bobcat, coyote, racoon, as well as many bird species, including hawks, owls, blue heron, three different duck species, four types of woodpeckers, and occasionally eagles—all of which my neighbors and I have experienced there. There is a story to be told for each of them, so a walk through this park could become a great learning experience for all city residents --especially kids.

[End of narrative]

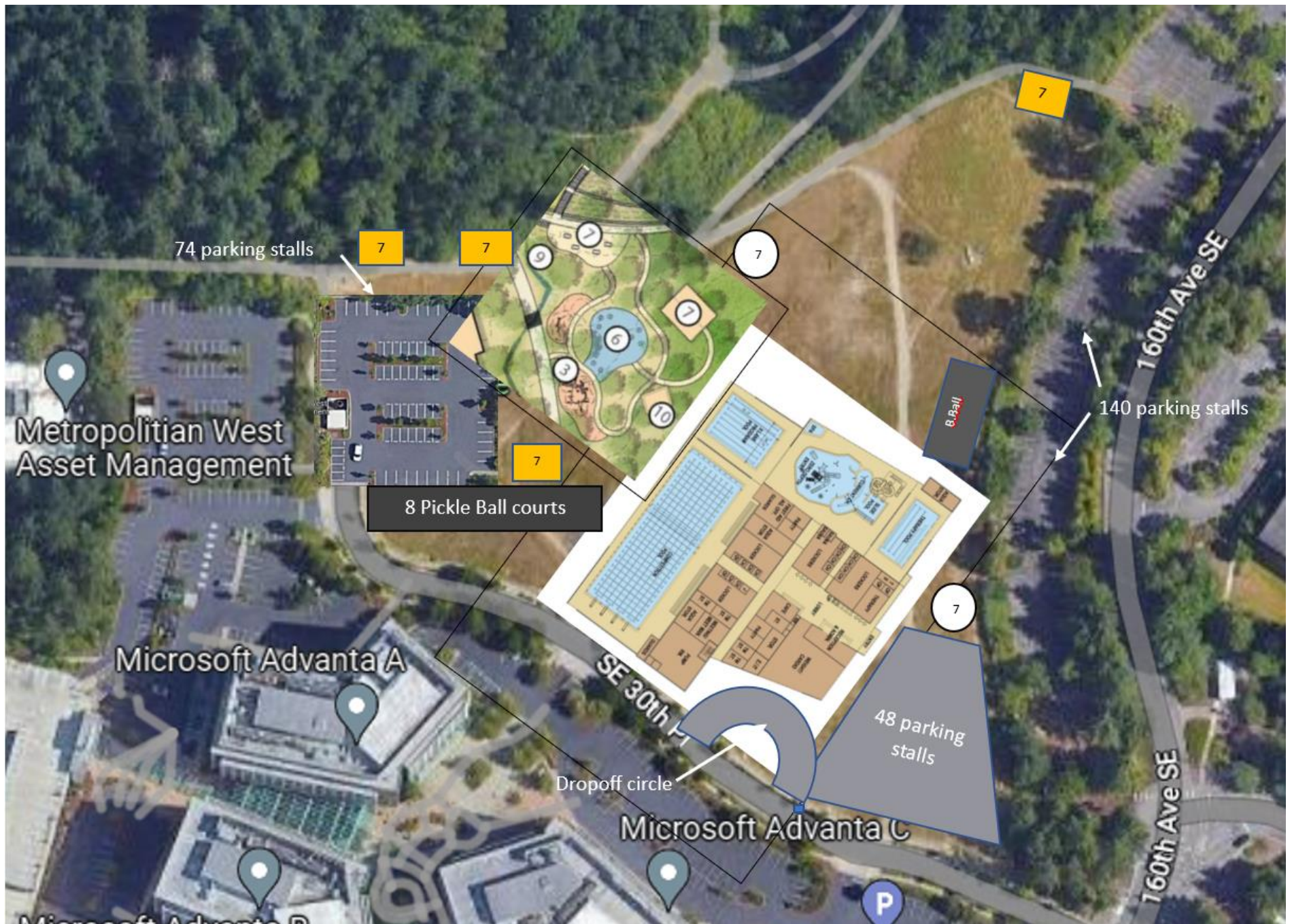
LEGEND:

- ① Parking Area
- ② Flexible Field
- ③ Playgrounds
- ④ Basketball Court
- ⑤ Pickleball Courts
- ⑥ Splash Pad
- ⑦ Picnic Area
- ⑧ Amphitheatre
- ⑨ Stormwater Area
- ⑩ Restrooms
- ⑪ Aquatic Center



Concept #2

This Portland Architect drawing of the Parks Dept's preferred amenities was presented to City Council on April 3rd, 2023. Total parking stalls in the park = 220.



This properly scaled plan with an alternative layout of the same amenities, shows a total of 262 parking stalls inside of the park. Note: The Aquatics Center first floor plan shown above is copied and pasted at scale from the city's detailed 2020 Aquatics Center Report. (Drawing prepared by Court Olson, Feb. 2023)



Existing trails in and around Airfield Park, drawn by Court Olson, August 2023.

Johnson, Thara

From: John Darvish <jdarvish@holistique.com>
Sent: Wednesday, July 12, 2023 8:10 AM
To: PlanningCommission
Subject: Deep concern with the new proR-MO-H-2 zoning
Attachments: PastedGraphic-1.pdf; ATT00001.htm

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

Good afternoon Planning Commission,

I would like to express my deep concerns for the north end of the Wilburton area as depicted by the map below.

The larger map can be found here:

bellevue.legistar.com



The area painted green is designated as BR-MO-H-2. I believe the entire area on the east side of 116th Ave NE, from NE 8th Street to Bel-Red Road should be designated as BR-MU-H-2. In other words, highly prescriptive zoning on the north end of the map as BR-MO-H-2 (green) is not going to initiate any new Medical Office Building (MOB) development in the next 20 years. I will list the reasons here:

1- As envisioned by the staff, multiple large MOB (300,000+ Sqft) are needed to address all the need for the medical community. One last building with this vision, The Pavilion, still has availability after 12+ years! And medical practices shy away from it because of its cost structure. I can only imagine any future MOB will have even higher price structure.

2- Let's not forget, Overlake Hospital still has many opportunities to build large MOB's on its campus if and when the need arises. So there is no shortage of available land.

3- 90% of medical practices need between 1000-20,000 Sqft at a time. It takes a large number of tenants to lease one new large facility, and this makes it extremely speculative and risky.

4- Any new Mixed Use development can address these new needs as they present themselves. This makes development more predictable since other uses can make the development anticipate and allow for that use in their plans.

5- While BR-MU-H-2 allows for medical use, this effectively kills the need for any new large Medical Office Building in the BR-MO-H-2.

6- Highly prescriptive zoning has not worked in the past and we don't want to commit the same mistakes. The last rezone of Bel-Red created medical office zones/neighborhoods with different intensities and height. It was highly prescriptive and the intensity of development was associated with the proximity to the Overlake Hospital. Even with such careful designation, it did not inspire a single new development! Can you imagine downtown Bellevue being carved up as Hotel only, Office only, Residential only, Retail only? Modern forward thinking cities are letting the dynamics of the market dictate how we should develop. I am sure if Medical Office Building is needed one will be developed to satisfy the need.

7- The need for new large Medical Office Buildings is exaggerated. I believe one large such building will answer the needs for many years to come. We conducted a study a few years ago, and we found medical tenants for 80,000 square feet. The rest was speculative development. The proposed designation offers 2,000,000+ Sqft of new Medical Office Building. Is this really needed? Was any study conducted to support it? The notion of build it and they will come does not apply here.

For all the reasons listed here I hope the commission will reconsider this recommendation and make the entire 116th Ave. NE south of Bel-Red a Mixed-Use neighborhood.

Finally, I would like to thank the commission for this opportunity to provide a feedback.

Sincerely,

John



John Darvish

CFO

Holistique Medical Center

Desk: 206-321-2202 Fax: 425-462-8919

Address: 1200 116th Ave NE Suite C. Bellevue, WA – 98004

Web: holistique.com Email: jdarvish@holistique.com

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R-MU-N-2

116 AV NE

M

MO-H-2

MU-H-2

RC-

ME



Johnson, Thara

From: Fran Gold <frangold888@gmail.com>
Sent: Tuesday, July 11, 2023 1:13 PM
To: PlanningCommission
Subject: Comment on Wilburton increased density issue

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Dear City of Bellevue,

Our family Liao Goldman and Hsu, we live in the 134th St Wilburton neighborhood. We want to maintain the quality of life in our neighborhood, and am concerned that the increased density will have a negative impact. I have lived in the community for over 25 years. I do not want the increased density, because I know that it will degrade the quality of life.

We deeply appreciate your time and kind attention to our community.

Thank you again,

Goldman and Hsu family

Johnson, Thara

From: Orry Soegiono <bonometric@gmail.com>
Sent: Monday, July 10, 2023 9:35 PM
To: PlanningCommission
Subject: Public comment on City of Bellevue 2024–2044 Comprehensive Plan Periodic Update and Wilburton Vision Implementation EIS

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Please include me as a party of record.

Dear Chair Ferris, Vice Chair Bhargava, Commissioners, and Councilmember Robertson,

My name is Orry Soegiono. Thank you for the opportunity to comment on the City of Bellevue 2024–2044 Comprehensive Plan Periodic Update and Wilburton Vision Implementation EIS.

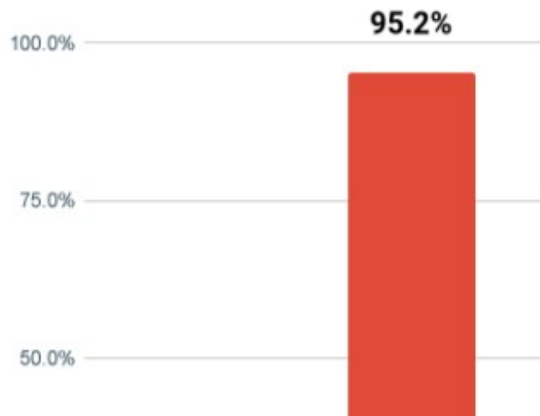
Neighborhood subareas next to major transit systems differ in character, density, landscape, and environment. A one-size-fits-all solution does not take into account the needs and characteristics of the affected areas and the impact it will have on residents' well-being, quality of life, and the natural environment. An approach tailored to meet our community's needs may improve the quality of life for all its residents. Some neighborhoods, for example, near major transit systems will not experience the growth of additional 5,000 housing units and additional business office and retail office spaces on two sides, with each side expecting at least 5,000 housing units on the perimeters of their neighborhood, a total of at least 10,000 housing units. This is about 29% of the 35,000 housing unit expected growth.

Here are key priorities that our Wilburton neighborhood considers significant and important:

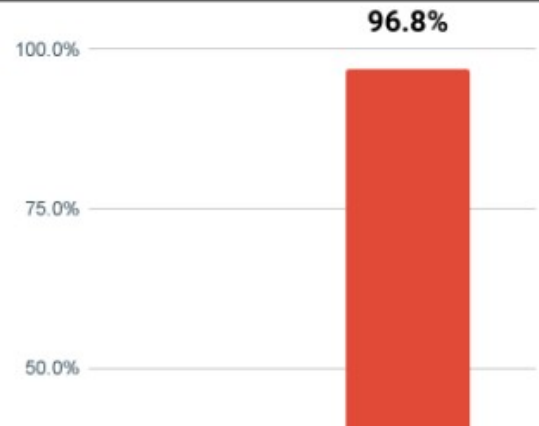
-
-
- Prioritize the preservation of Wilburton's environmental ecosystem as they are essential
- for the health and integrity of Wilburton's critical areas. A survey was undertaken, reaching out to every Wilburton accessible Wilburton home on our single-family residential streets nearest to Bel-Red. The survey results below show that the majority of
- residents prioritize the preservation of their neighborhood environment over housing density. Additionally, they expressed their desire for elected City leaders to take action on their behalf to reflect their expectation in the

process.

Question: Do you think increasing housing density and middle housing options would positively or negatively impact the ***animal habitat, streams, and trees in our neighborhood?***



Question: Do you think increasing housing density and middle housing options would positively or negatively impact the ***quality of life that you enjoy in your neighborhood?***



Question:
If given the choice, would you prefer the Wilburton Subarea to **prioritize preserving the streams, tree canopies and the wildlife that depend**



- Proactively ask Neighborhood Associations to reach out to their residents in an impartial,
- unbiased manner. Stress the need for an engagement process that allows ideas and avoids predetermined outcomes. This will ensure a variety a transparent and inclusive process that truly considers the input and feedback received from residents.
-
-
-
- Prioritize neighborhood residents who are directly impacted. Long term residents have
- vested interests in their community. They often volunteer for the city, support and volunteer in schools, support their city departments, support local businesses, and care about their neighborhoods. Bellevue residents encompass a rich diversity and a spirit
- of inclusivity and should be adequately represented. Some non-resident groups who are not directly vested in our city are listed below:
-
-
-
- Collectively, many activist groups comprise thousands of active members
- throughout the state, actively engaging in affordable housing initiatives at both the state and local legislative levels. However, many who share similar environmental interests, for example, do not know that implementing these legislative policies without
- special considerations may result in damaging effects with harmful and undesirable outcomes.
-
-
-
- Profit-making real estate companies and developers, may not share similar
- interests and goals of neighborhood residents and may not also provide assimilating affordable housing.
-
-
-
- Homes should fit the scale and character of their neighborhoods. Additionally, it is
- important to set height requirements that align with the character and context of the surrounding homes.
-
-
-
- Consider requirements for the cumulative effects of housing density laws on climate temperatures,
- traffic, noise, air pollution, water pollution, and other environmental factors in neighborhoods and their maximum mitigation limits before a FEIS.
-
-
-
- Homes in critical areas need special considerations and ongoing attention, and extensive
- building and permitting requirements. The Wilburton neighborhood nearest to the Bel-Red development is in a critical area. Critical area setbacks of 200 feet from open streams should be a requirement for all of the properties in this area. Requiring preservation
- of mature tree canopies are essential for the ecosystem in critical areas.
-

Given the unpredictable economy and increasing options for remote work, Alternative 3 is not a desirable choice for the following reasons :

- 1.
- 2.
3. Alternative 2 OR a different alternative will provide for more flexibility with a changing
4. economy and job market.
- 5.
- 6.
- 7.
8. Consider that on average, individuals are likely to transition to different jobs, each
9. in a different location approximately six times throughout their lifetime.
- 10.
- 11.
- 12.
13. People tend to have increasing wages as they gain experience and knowledge. Many people
14. marry and have 2 incomes. With growing incomes, people are more likely to afford to buy a home later
15. in their lives.
- 16.
- 17.
18. Employers are increasingly embracing remote work options and reducing their reliance
19. on office spaces. The projected growth of 35,000 may be too ambitious. It is important to consider
20. that reversing the environmental impact caused by such growth is unlikely to occur.
- 21.
- 22.
23. Alternative 3 does not ensure the job market and economic needs are met for different
24. income levels. People who move to Bellevue without jobs and in a vulnerable market may be at high
25. risk for challenges of displacement, homelessness, drug use, illegal drug sales, acute mental illness
26. secondary to drug use, susceptible to drug related crimes,
27. and increasing medical needs. Isolation, loneliness, and homelessness lead to declining health and
28. well-being. This is evident in the city of Seattle where people attracted to Seattle's resources continued
29. to live without jobs and homelessness.
- 30.
- 31.
- 32.
33. The world is facing a dramatic climate change. Temperatures are rapidly rising, and researchers
34. using US Forest Service Inventory data show that increasing temperatures are causing growth
35. declines and slower growth in younger trees. Mature trees remove carbon dioxide in the atmosphere
36. and mitigate the carbon dioxide by 25% while also removing air pollution,
37. naturally and for free. The ability of trees to soak up carbon dioxide makes them a valuable weapon
38. fighting against rising temperatures. *(3) Alternative 3 will cause the greatest effect on changing
39. temperatures in residential areas. Consider a tree code.
- 40.
- 41.
42. Similarly tree codes are needed in the critical areas where mature trees are essential
43. for cooling stream temperatures and for the survival of wildlife and their sensitive ecosystem.
- 44.
- 45.
- 46.
47. Prioritize science and data. Oppose a recommended over development one size fits all
48. approach including the Bellevue Commerce PLUSH Committee recommendations with 10% FAR and
49. minimum setbacks. These are not reasonable principles and certainly not based on science and
50. data. A one size fits all approach is not considering neighborhoods with
51. diverse types of land.

- will cause significant traffic, noise, and air pollution.)

-

The Wilburton Vision Implementation will include another growth development with another 5,000 plus additional housing units on NE 116th.

As a result, I support the inception and reinstatement of the following Wilburton/NE 8th Subarea Plan Goals:

"Wilburton/NE 8th Subarea Plan Goals

· **To separate residential, recreational, and open space areas from commercial areas and to protect space.**

· **To improve pedestrian accessibility and attractiveness of commercial areas for residents of Bellevue.**

To support the provision of commercial services in Wilburton that complement Downtown..."

and:

"...Protecting residential neighborhoods from increased commercial development and traffic, enhancing existing retail areas, and establishing clear boundaries between differing land uses are the Subarea's major issues."

I also support the following the inception of **Land Use Policies** that aligned with the Wilburton/NE 8th Subarea Plan:

"...POLICYS-WI-1. Protect residential areas from impacts of other uses by maintaining the current boundaries between residential and non-residential areas.

and the previous policies protecting and preserving Wilburton's natural determinants, Wilburton's **Natural Determinants Policies**. The natural environment in our Wilburton neighborhood plays an essential role that provides residents with a profound sense of well-being.

Wilburton Natural Determinants Policies:

"Policies

POLICYS-WI-16. Protect and enhance streams, drainage ways, and wetlands in the Kelsey Creek Basin.

POLICYS-WI-17. Prevent development from intruding into the floodplain of Kelsey Creek.

POLICYS-WI-18. Development should not interfere with Lake Bellevue as a drainage storage area identified in the City's Storm Drainage Plan."

Photos of the Critical Areas

Below are a few photos of wildlife in our cul-de-sac and photos of some of our critical areas in neighboring streets:



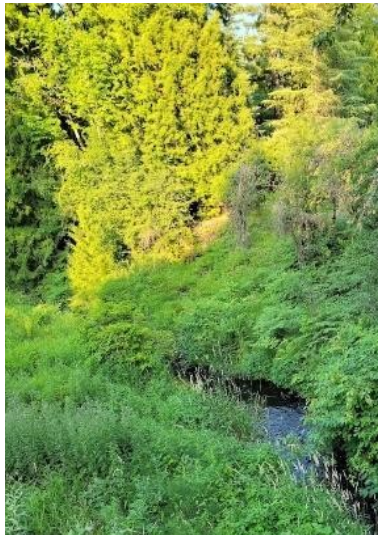
**Red-tailed Hawk on
neighbor's roof in Wilburton.**



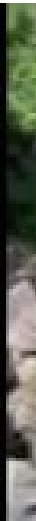
Another Hawk on a neighbor's Tree.



A Bald Eagle flying over my neighbor's roof.



The Kelsey Creek on our street yesterday. Chinook (endangered species), Coho, and Sockeye salmon spawn in Kelsey Creek.



**Ke
dir**

This is a critical area with many mature tree canopies. This area is being designated for R-Suburban, with significant benefits would be realized by remaining as low density housing (BCC 20.25H). Removing tree canopies negatively impact the area's wildlife. The sensitive ecosystem cannot be recovered with mitigation.



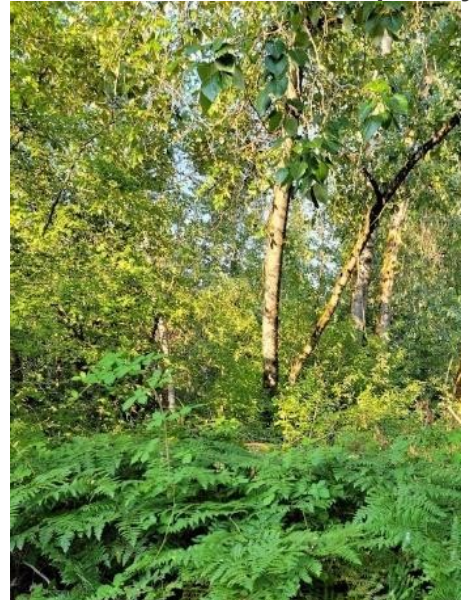
Tall Firs in Wilburton across of Bel-Red. Homes are surrounded by trees.



Goff Creek on 132nd where priority Cutthro



Dense tree canopies in the Wilburton area that cools water and air temperatures.



Wilburton home surrounded by marsh.

“The land cover in the Greater Kelsey Creek Watershed is typical of urban watersheds with a lower percentage of tree canopy and higher percentage of impervious surface ...Within Bellevue, ownership of the riparian corridor across all of the subbasins within the Greater Kelsey Creek Watershed is approximately 90 percent private property and 10 percent publicly owned (primarily parks)...”.

Factors Affecting the Health of the Greater Kelsey Creek Watershed (1)

1.

2.

3. Pollutant Loading:

4. Stormwater runoff from impervious surfaces includes road runoff, pollutants, contribute to the worsening habitat water quality for fish and wildlife.

5.

6.

7.

8. Stormwater Runoff from Effective Impervious Surfaces:

9. The City's flow control for new development has shown not to

10. be effective at protecting streams from erosion.

11.

12.

13.

14. Road Culverts and Other Physical Barriers:

15. A number of physical barriers including undocumented barriers on private properties preventing fish passage for spawning and/or rearing have been identified in all the streams of the Greater Kelsey Creek Watershed.

16.

17.

18.

19. Loss of Floodplain and Riparian Function:

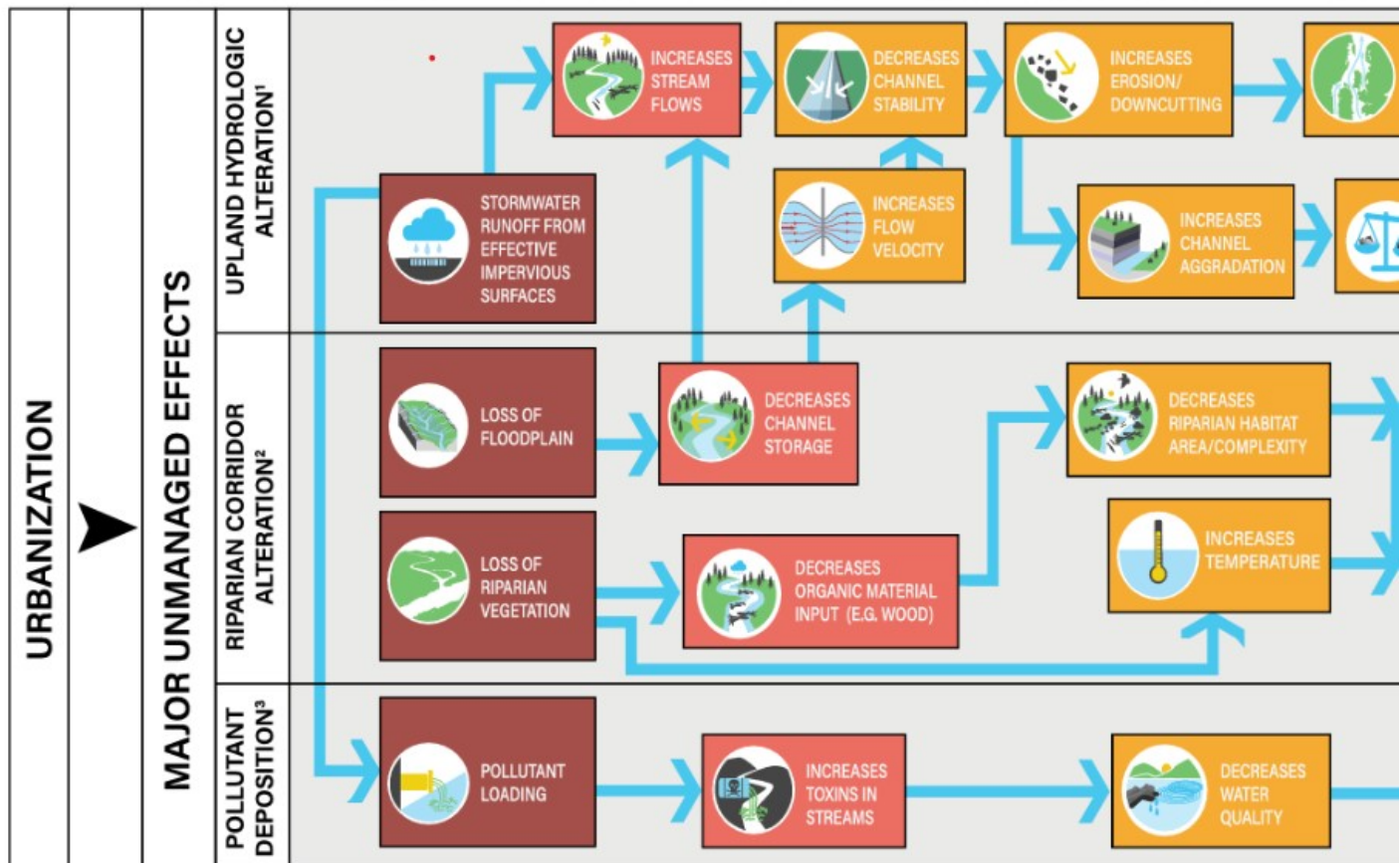
20. Urban development has confined and reduced the natural occurrence of wood entering many of the stream reaches in the Watershed. Tree canopies are becoming largely concentrated in parks reducing floodplain storage. This is leading to high velocities and flowrates.

21. The City has invested tens of millions of dollars in the Greater Kelsey Creek Watershed over the past 15 years on in-stream projects that include repairing stormwater outfalls, stabilizing stream slopes, removing fish passage barriers, catching and removing

22. fine sediment, and improving conveyance.

23.

CONCEPTUAL MODEL OF THE IMPACTS OF URBANIZATION ON STREAM HEALTH



Laws Protecting Wilburton Critical Areas

WAC 365-196-580 Integration with the Shoreline Management Act

The Shoreline Management Act adds goals and policies as set forth under RCW 90.58.020 with equal order of priority goals under 36.70A.020.

Wilburton has the **Kelsey Creek Watershed System**, which includes **Goff Stream**, and is subject to Bellevue City Code Part 20.25H Critical Areas Overlay District. (1) :

“Critical Areas

Critical areas are parts of the landscape afforded special protection because they provide unique environmental functions that are difficult, if not impossible, to replace. The code protects six types of critical areas:

Streams and Riparian Areas

([LUC 20.25H.075](#)) Streams are classified into four types, based on their flow and capacity to support fish. Artificial channels (e.g., ditches) are generally not protected, unless they are used by salmonids or convey a stream that previously occurred naturally in that location.

A healthy stream needs healthy riparian areas along its banks and floodplain. Riparian vegetation provides shade, which protects water quality; retains soil, which prevents erosion that can affect salmon spawning and feeding areas; holds back flood flows; and provides wildlife habitat and the large woody debris that stores sediments, slows flood velocities, and creates good fish habitat.

Wetlands

([LUC 20.25H.095](#)) Wetlands include the vegetated edges of ponds and areas commonly called swamps, marshes, and bogs. Frequently, their water is only visible in the spring. Wetlands are classified into four categories, based on a combination of habitat, water quality, and flood-flow-reduction functions.

Wetlands provide rearing and foraging habitats for fish and wildlife and food chain support for downstream waters. Wetlands provide natural water quality improvement; flood-flow reduction and storage; shoreline erosion protection; and opportunities for passive recreation. Many urban wetlands are heavily disturbed, but still provide valuable water quality treatment and flood-flow reduction.

Habitats for Species of Local Importance

(LUC 20.25H.150) Species of local importance are specifically recognized local populations of native species that are at risk of being lost from Bellevue—western pond turtle, Oregon spotted frog, western toad, Chinook salmon, bull trout, coho salmon, river lamprey, bald eagle, peregrine falcon, common loon, pileated woodpecker, Vaux’s swift, merlin, western grebe, great blue heron, osprey, green heron, red-tailed hawk, western big-eared bat, Keen’s myotis (bat), long-legged myotis (bat), and long-eared myotis (bat)—and whose presence can be an indicator of environmental health.

Habitats for these species provide the food, water, nesting/rearing, and cover necessary to support their populations. Protected habitats include naturally occurring ponds under 20 acres, concentrations of dead trees, caves and roosting structures, and large stands of conifers.

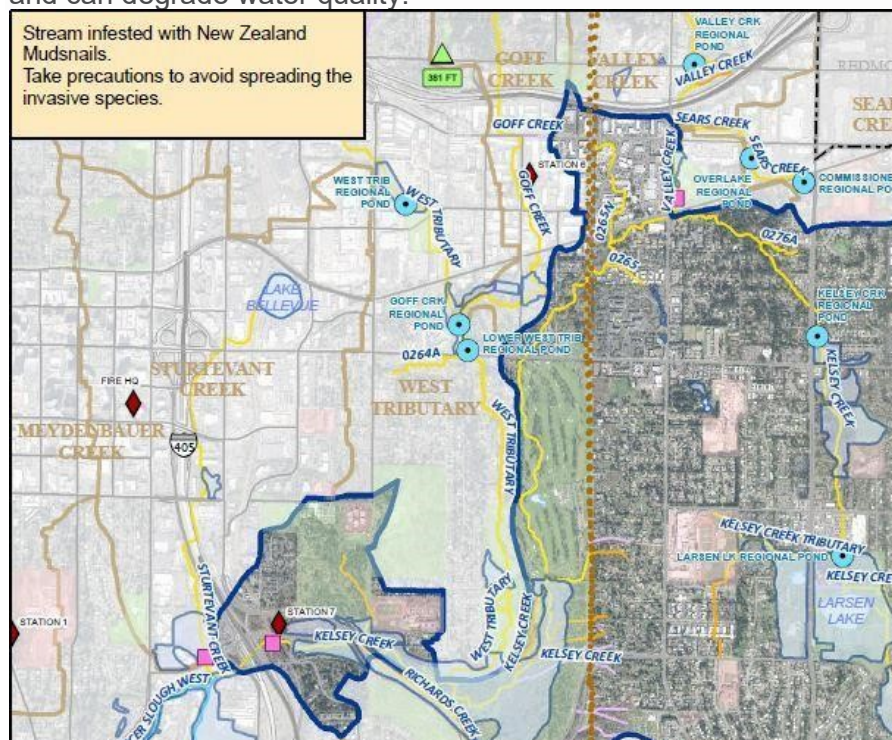
Geological Hazard Areas

(LUC 20.25H.120) Geological hazard areas—landslide hazard areas, steep slopes, and coal mine hazard areas—are areas susceptible to erosion, sliding, earthquake, or other geological events. Because of their conditions, these areas pose a threat to health and safety when development is sited too close.

Geological hazard areas are regulated mainly for these safety reasons but also for their habitat values. Several of Bellevue’s large blocks of forest are on steep slopes, providing wildlife habitat and important movement corridors. Steep slopes can also be conduits for groundwater draining from hillsides to form the headwaters of wetlands and streams.

Flood Hazard Areas

(LUC 20.25H.175) Flood hazard areas are those subject to 100-year floods (identified on FEMA Flood Insurance Rate Maps). These areas are designated to protect development from flooding and to protect the inherent functions of floodplains. Undeveloped floodplains store water and slow the downstream delivery of flood flows, reducing the impacts of a flood and recharging wetlands, streams and underground aquifers. Floodplain development reduces the floodplain’s water storage capacity and puts valued property and infrastructure in the path of floodwaters. Runoff from impervious surfaces changes flood size and frequency and can degrade water quality.”

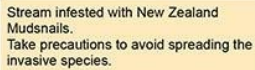


Kelsey Creek Drainage Details (City of Bellevue) *(2)
Salmon Present in the Basin

•

- ## Cutthroat Trout

+ City Species of Local Importance (Bellevue Land Use Code 20.25H.150A)



GOFF Creek – (City of Bellevue) *(2)
Salmon Present in the Basin

- ## Rainbow & Cutthroat Trout

*** Listed Federal Endangered Species**

+ City Species of Local Importance (Bellevue Land Use Code 20.25H.150A)

Our Wilburton subarea is expected to grow. We sincerely hope that measures will be taken to ensure the growth is accompanied by safeguards that prioritize the safety of our neighborhood and preserve the unique environment that makes Wilburton so special. Being one of the few areas with tree canopies in a city of this size in the entire USA, the preservation of our environment was a primary factor in our decision to live here. We appreciate the opportunity to work with you.

Sincerely,



Orry Soegiono

12862 NE 10th PL
Bellevue WA 98005

- 1.
- 2.
3. City of Bellevue Watershed Management Plan
- 4.
- 5.
- 6.
7. <https://bellevuewa.gov/city-government/departments/utilities/conservation-and-the-environment/drainage-basins/kelsey-creek-basin-drainage-details>
- 8.
- 9.
- 10.
11. [Climate](#)
12. [change: Trees 'most effective solution' for warming - BBC News](#)
- 13.

Johnson, Thara

From: Abigail Pearl DeWeese <abigail.deweese@hcmp.com>
Sent: Wednesday, July 12, 2023 1:50 PM
To: PlanningCommission
Cc: Shull, Janet; King, Emil A.; Johnson, Thara; Panganiban, Justin; Campbell Mathewson
Subject: Wilburton Vision Implementation Draft Comprehensive Plan Amendments -7/12 Study Session Comments

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

Dear Chair Ferris and Planning Commissioners,

Thank you for your continued work on the Wilburton Vision Implementation. The Comprehensive Plan amendments you are beginning to consider will set the stage for the Wilburton neighborhood to become a vibrant urban destination where Bellevue residents of all backgrounds can live, work, learn, and play. We represent the owners of the property in Wilburton located at 11635 NE 8th Street, who are Midlakes LLC and the Matthewson Family. The property is immediately adjacent to the west of Eastrail and across the street from the Wilburton Station, and is a great candidate for redevelopment to meet the City's Wilburton vision. We have reviewed the proposed Comprehensive Plan policies from staff for tonight's meeting. Staff have provided a great initial framework – we have just a few suggestions. We have organized our comments into a table format so you can easily see our suggestions with strike outs/underlines, along with supporting rationales.

Policy Number	Proposed Text	Suggested Text	Rationale
New ED-2	Implement small format retail space to increase access to affordable space for smaller-scale retailers, emphasizing trail-oriented retail along Eastrail and the Grand Connection.	Implement <u>Incentivize</u> small format retail space <u>in specific locations</u> to increase access to affordable space for smaller-scale retailers, emphasizing trail-oriented retail along Eastrail and the Grand Connection.	Ground-level retail space is still recovering from the COVID-19 pandemic, and even in good economic conditions these spaces are often uneconomic for mixed-use building owners. In order to offset costs of providing these spaces and not further increase market-rate rents, particularly in residential buildings, the City should provide incentives for small format retail spaces. In addition, provision of such spaces should be targeted for specific street frontages where they will have the foot traffic to support them. Otherwise, this policy could add cost and only result in vacant ground-level space at odds with the vibrant neighborhood the City wants to create.
New UD-7	Allow adjacent development to provide upper-story or podium connections to Eastrail where there is significant elevation difference between	Allow <u>Encourage</u> adjacent development to provide upper-story or podium connections to Eastrail where there is significant elevation difference between Eastrail and adjacent properties.	We strongly support this policy generally, but the City should go farther to specifically encourage trail connections that will activate this amenity and further define it as a regional destination. The subject property is immediately adjacent to light rail and would be a great candidate for a direct

	Eastrail and adjacent properties.		connection, pending permission from the Eastrail owner.
<u>New UD-10</u>		<u>Recognize that sites smaller than 40,000 square feet have unique development constraints and provide flexibility in development standards to ensure they can be developed to meet the Wilburton Vision.</u>	This would be an additional new Comprehensive Plan policy. Like in Downtown Bellevue, most sites in Wilburton are large. However, there are small sites like this one (17,000 sf) that present signature development opportunities if the City provides flexibility in development standards like FAR, setbacks, and floorplates to ensure development is feasible. The owners want to ensure the site could be redeveloped to provide a highrise residential option steps from light rail with activating lower-level retail on Eastrail. Flexibility is key to ensure development of small sites can occur. The zoning code in Downtown provides flexibility for small sites, and this model should be replicated in Wilburton.

Please do not hesitate to reach out to me if you have any follow-up questions.

All the best,

Abbey

Abigail Pearl DeWeese

Hillis Clark Martin & Peterson P.S.

999 Third Avenue | Suite 4600 | Seattle, WA 98104

d: **206.470.7651** | 206.623.1745 | f: 206.623.7789

abigail.pearl@hcmp.com | www.hcmp.com | vCard | view my bio

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Johnson, Thara

From: Barb Braun <bbraun@live.com>
Sent: Wednesday, July 12, 2023 10:16 AM
To: PlanningCommission; Johnson, Thara; Shull, Janet; Panganiban, Justin
Cc: Barb Braun
Subject: Comments: Wilburton Draft Comprehensive Plan Amendments - July 12

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Wilburton Draft Comprehensive Plan Amendments

July 12, 2023

Barbara Braun - 13609 SE 43rd Place

I appreciate all the work to date on the Comp Plan to come that will allow density and affordable housing while maintaining our values such as livability, climate, tree canopy, open space, walkability, etc.

I support the Wilburton Draft Comprehensive Plan Amendments. I propose a few additions for your consideration:

Proposed New UD Additions:

1. Require pedestrian pathways to connect all buildings.
2. Allow for adjacent development to provide upper-story or podium connections to adjacent properties.
3. Require all new construction, including all residential, to be LEED platinum or net zero construction.
4. Allow/require housing development include common space and minimization of new access roads (see picture below).
5. Require all driveways to be pervious or otherwise be "green."
6. Require tree landscaping to provide shade and to mitigate heat islands over all paved surfaces including sidewalks, pathways, parking lots and other significant paved surfaces.
7. Require all buildings to install green roofs or otherwise mitigate roof top heat islands.
8. Require all large buildings to capture and reuse grey water.
9. Require all new construction, including all residential, to capture and use rainwater for landscaping irrigation.
10. Require full recycling services across Wilburton.

Thank you for your consideration,

Barb Braun

Example of common space and minimum paved access roads:



Johnson, Thara

From: Barb Braun <bbraun@live.com>
Sent: Wednesday, July 12, 2023 9:37 AM
To: PlanningCommission; Johnson, Thara; Council
Cc: Barb Braun
Subject: Comments: Proposed Zoning Map July 12

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Proposed Zoning – July 12, 2023

Barbara Braun - 13609 SE 43rd Place

I appreciate all the work to date on the Comp Plan to come to a Preferred Alternative that will allow density and affordable housing while maintaining our values such as livability, climate, tree canopy, open space, walkability, etc.

The staff is recommending a modified Alternative #3. Alternative #3 already allows for ~95,000 additional housing units, or 2.7 times the amount we predict is needed (~35,000). There seems to be a push for capacity beyond 95,000 by allowing high rises in all density centers under the guise of “flexibility.” If this is allowed, the result will be a mishmash of incongruous building types and urban towers scattered around Bellevue’s residential neighborhoods. This is in opposition to our values, will radically degrade neighborhood character, and will not necessarily result in affordability.

Bellevue should not add density for density’s sake. We should add only the appropriate density in centers that allow for affordability and transit access while maintaining neighborhood character. Too much zoning flexibility will not achieve this goal.

On the currently proposed zoning map there is unneeded density shown in several centers that would do more to ruin neighborhood character and community than to improve affordability. Specifically,

In Crossroads MU-H-1 should be changed to MU-M. 16 stories are too high, ten is sufficient.

Kelsey Creek, Newcastle, Eastgate, Lakemont and the shopping center on 145 Pl SE should not have MU-M. 10 stories are too high for these residential settings. The zoning should be MU-L.

Bellevue can ensure housing affordability using mandates. While developers say they can’t make money if mandates are in place, we must challenge that assertion. We do not have affordability today. Luxury housing is being developed everywhere. Mandates have been effectively implemented in other cities such as Portland and plenty of developers are participating. If most of the new housing needs to be affordable, it is obvious we need to mandate it. If we don’t mandate it, then we should not ask Bellevue residents to suffer the impacts of a high-density modified Alternative #3.

I encourage the Commissioners and staff to tour density development that is occurring across King County. If you look at the height of 3-5 story buildings going up, you will conclude this height is enough for our residential areas. We don’t need towering buildings scattered all over Bellevue.

Thank you for your consideration,

Barb Braun

Johnson, Thara

From: Barb Braun <bbraun@live.com>
Sent: Wednesday, July 12, 2023 9:29 AM
To: PlanningCommission
Subject: Comment SEPA Categorical Exemptions Bellevue City Code Amendment (BCCA)

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

Project Name: SEPA Categorical Exemptions Bellevue City Code Amendment (BCCA)

File Number: 23-111784-AD

Barbara Braun - 13609 SE 43rd Place

I appreciate all the planning work being done across the City that will allow density and affordable housing while maintaining our values such as livability, climate, tree canopy, open space, walkability, etc. I am generally supportive of measures and incentives to streamline the permitting process that will increase housing production and housing diversity within the City.

That said, it is important to set forth clear objectives for the categorical exemptions work so the permitting of these projects does not result in building stock that compromises our values, our equity goals, or our sustainability goals.

Since the bulk of additional housing in the next 20 years needs to be affordable, and with our pending densification strategy, we must assume that most of the new building projects will fall under the categorical exemption process and therefore will have a significant influence on the future quality of life in Bellevue. It must not be treated as somehow lesser than the rest of Bellevue in terms of quality or standards, or so tiny in its percentage of new building that compromise has no impact. With the proposed exemption levels for single family, multifamily and commercial etc., increasing so dramatically, we could easily end up with a large swath of compromised building stock that is more a liability than a step into a sustainable midcentury.

Proposed Exemption Levels:				
Single-Family Residential	Multifamily Residential	Commercial, School, Office, etc.	Landfill/Excavation	Agricultural Structures
<u>Current:</u> 10 units <u>Proposed:</u> 30 units	<u>Current:</u> 10 units <u>Proposed:</u> 200 units	<u>Current:</u> 4,000 gsf 20 parking spaces <u>Proposed:</u> 30,000 gsf 90 parking spaces	<u>Current:</u> 500 cubic yards <u>Proposed:</u> 1,000 cubic yards	<u>Current:</u> 30,000 sq. ft. <u>Proposed:</u> 40,000 sq. ft.



I urge the Council to step back tonight to make sure the scope and objectives of the SEPA Categorical Exemptions project includes the thorough assessment to ensure this permitting process will still result in buildings that:

- Meet our emissions targets – 50% by 2030 and 80% by 2050.
- Are not heat islands.
- Have 40% tree canopy.
- Do not compromise the environment.
- Are not built on substandard building sites.
- Have adequate and safe infrastructure.
- And meet our walkability, vision zero, transportation accessibility, parks access, and other livability goals.

Thank you.

Johnson, Thara

From: Craig Spiezle <craigsp@agelight.com>
Sent: Wednesday, July 12, 2023 9:20 AM
To: Cuellar-Calad, Luisa; Ferris, Carolyn; Bhargava, Vishal; Goepppele, Craighton; Malakoutian, Mohammad; Brown, Karol; Khanloo, Negin
Cc: PlanningCommission; Robertson, Jennifer S.
Subject: Public Comments In Opposition To Staffs Preferred alternative to EIS for NW Quadrant
Attachments: EIS-NWBellevue-LochlevenPlanning.pdf

[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 Members,

In advance of tonight's Planning Commission Meeting, I am submitting public comments pertaining to the EIS for NW Bellevue. As noted in my letter, the capacity to digest and understand the impact of the EIS is a significant challenge for everyone and has long-lasting implications. The aggressive timeline set by the Planning Department, while absent of data, has prevented meaningful public engagement. As recognized by the Commission in meetings the past month, your ability to make an informed decision has been limited.

I encourage the Commission to use your authority to push for a more realistic timeline and provided a genuine and robust opportunity for community input. I am requesting a meeting with each of you do discuss this issue in great detail.

Respectfully,

Craig Spiezle
425-985-1421

July 11, 2023

To: Members of Bellevue Planning Commission

Fr: Craig Spiegle

Re: Environmental Impact Statement (EIS) for the Northwest Quadrant

Good evening, my name is Craig Spiegle. I am writing on behalf of many of my neighbors in Lochleven. We are in opposition to the Planning staff's preferred alternative for the Northwest Quadrant including the classifications of R-Medium and R-High throughout Lochleven.

Over the past several months the Planning Department has advanced many initiatives to the Planning Commission for review and approval. The sheer volume of their proposals has been overwhelming and the capacity to digest and understand the impact of the EIS is a significant challenge. The aggressive timeline proposed to the Commission has prevented meaningful public engagement and limiting the Commission to make a thoughtful data-driven recommendation to City Council.

It is important to note the community is still trying to understand and digest the impact of HB1110, DADUs, ADUs and micro-apartments. With the increased height of these same properties up to six stories, the compounded impact will forever change the character of our neighborhoods.

While some of these changes might be reasonable for commercial districts, the expansive scope of the EIS including existing single family homes is fundamentally wrong. The "Preferable Alternative" would be a direct conflict to the principles and assurances made by past Commissions and Council over the past decade. The "wedding cake" model championed and embraced by the City made it possible for substantial investment in residential properties outside of the downtown core. If approved the City would be abandoning this agreement with the community.

In summary the Planning staff's preferred alternative should not be approved for the following reasons:

1. Directly conflicts with the Comp Plan for NW Bellevue, revised less than 2 years ago
2. Diminishes the mandated buffer and separation between downtown Bellevue and Lochleven.
3. Does not consider the loss of privacy to nearby properties.
4. Does not consider the shadow footprint on nearby properties and impact to the tree canopy.
5. Does not consider the impact to traffic, pedestrian safety, parking and curb management.
6. Does not consider the impact to city utilities and infrastructure, including police and fire.
7. Lacks an economic impact assessment to homeowners property values.

Our ask is to send back the EIS to the Planning Department. The Commission needs to assert their role to require a data driven analysis and establish a new realistic schedule to allow all stakeholders adequate time to study these proposals.

Over the past two years the City has made significant progress increasing housing alternatives and topographies. We are asking the Commission to draw a line in the sand. Increasing density at all costs should not be the answer. We need your help to preserve our great neighborhoods.

Thank you for all of your work in making Bellevue a great City and protecting our City for future generations.

Craig Spiegle
425-985-1421

Johnson, Thara

From: Jim Leguizamom <jleguizamon@delreypropertygroup.com>
Sent: Wednesday, July 12, 2023 8:18 AM
To: PlanningCommission
Subject: Wilburton Affordable Housing Density
Attachments: City of Bellevue Letter for Public Comments 7-12-23.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,

Attached please find my letter regarding Wilburton Affordable Housing Density.

Thank You,

Jim Leguizamon
855 134th Ave NE
Bellevue, WA 98005
310-367-3757

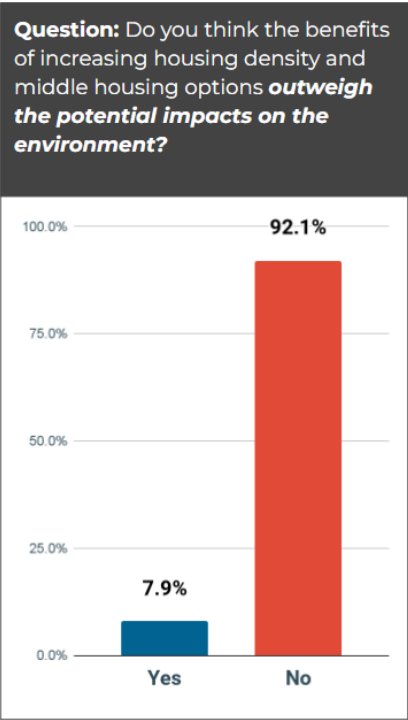
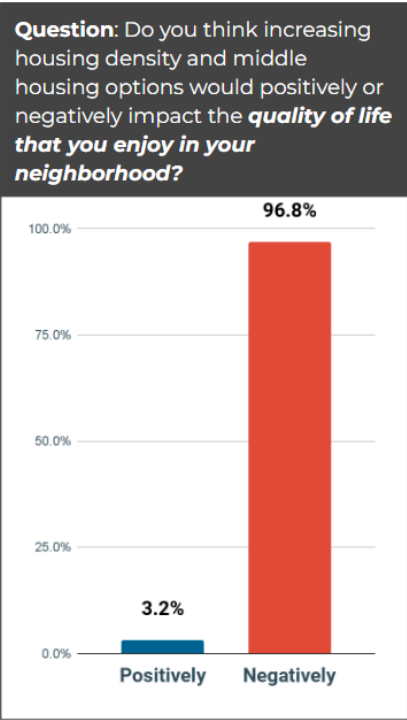
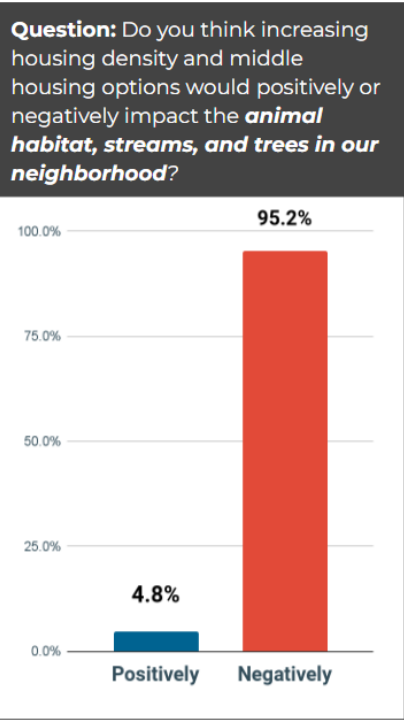
Dear Chair Ferris, Vice Chair Bhargava, Commissioners, and Councilmember Robertson,

My name is James Leguizamon. Thank you for the opportunity to comment on the City of Bellevue 2024–2044 Comprehensive Plan Periodic Update and Wilburton Vision Implementation EIS.

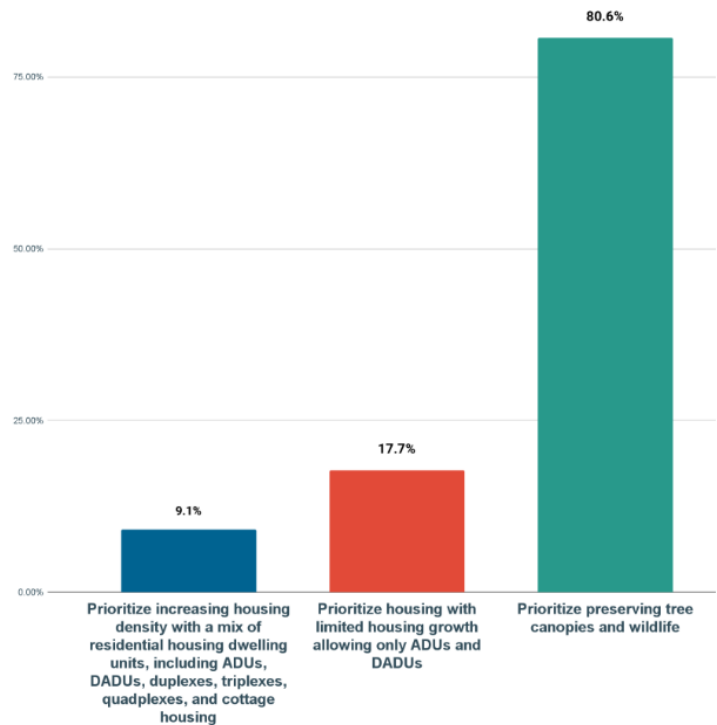
Neighborhood subareas next to major transit systems differ in character, density, landscape, and environment. A one-size-fits-all solution does not take into account the needs and characteristics of the affected areas and the impact it will have on residents’ well-being, quality of life, and the natural environment. An approach tailored to meet our community's needs may improve the quality of life for all its residents.

Here are key priorities that our Wilburton neighborhood considers significant and important:

- Prioritize the preservation of Wilburton’s environmental ecosystem as they are essential for the health and integrity of Wilburton's critical areas. A survey was undertaken, reaching out to every Wilburton accessible Wilburton home on our single-family residential streets nearest to Bel-Red. The survey results below show that the majority of residents prioritize the preservation of their neighborhood environment over housing density.



Question:
If given the choice, would you prefer the Wilburton Subarea to **prioritize preserving the streams, tree canopies and the wildlife that depend on them or increasing housing density?**

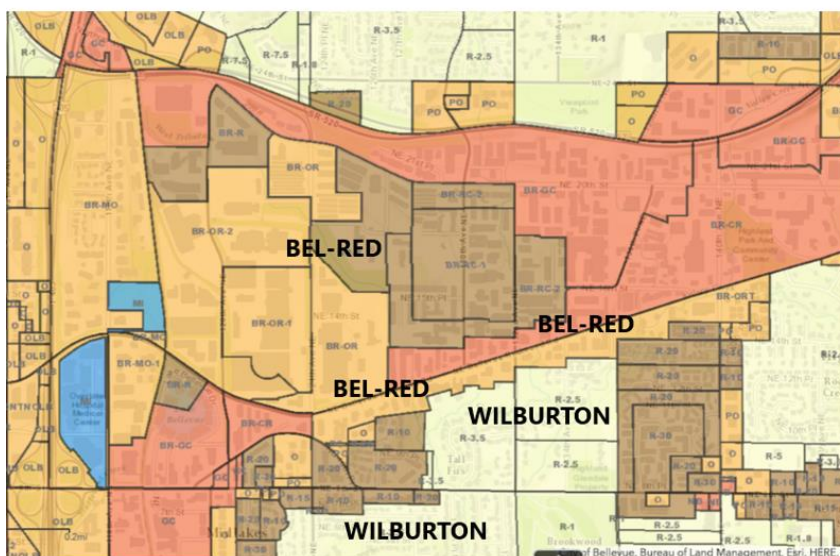


- Inform and ask Neighborhood Associations to reach out to their residents in an impartial, unbiased manner for input and feedback. Stress the need for an engagement process that allows ideas and avoids predetermined outcomes. This will ensure a transparent and inclusive process.
- Prioritize neighborhood residents who have vested interests in their community and are directly impacted. Bellevue residents encompass a rich diversity and a spirit of inclusivity and should be adequately represented.
- Homes should fit the scale and character of their neighborhoods. Additionally, it is important to set height requirements that align with the surrounding homes.
- Consider requirements for the cumulative effects of housing density laws on climate temperatures, traffic, noise, air pollution, water pollution, and other environmental factors in neighborhoods and their maximum mitigation limits before a FEIS.
- Residential homes in critical areas need special considerations. The cumulative effects on critical areas need measured mitigation. The Wilburton neighborhood nearest to the Bel-Red development, for example, is in a critical area. Critical area setbacks of 200 feet from open streams should be a requirement for all of the properties in this area. Requiring preservation of mature tree canopies are essential for the ecosystem in critical areas.
- Wilburton is one of the few critical areas remaining in the USA in a city with a similar population. Cumulative mitigations have not been established. Critical area residential zoning density should be maintained.

Given the unpredictable economy and increasing options for remote work, Alternative 3 is not a desirable choice for the following reasons :

1. Alternative 2 OR a different alternative will provide for more flexibility with a changing economy and job market.
2. Consider that on average, individuals are likely to transition to different jobs, each in a different location approximately six times throughout their lifetime.
3. Employers are increasingly embracing remote work options and reducing their reliance on office spaces. The projected growth of 35,000 may be too ambitious. It is important to consider that reversing the environmental impact caused by such growth is unlikely to occur.

4. Alternative 3 does not ensure the job market and economic needs are met for different income levels. People who move to Bellevue without jobs and in a vulnerable market may be at high risk for challenges of displacement, homelessness, drug use, illegal drug sales, acute mental illness secondary to drug use, susceptible to drug related crimes, and increasing medical needs. Isolation, loneliness, and homelessness lead to declining health and well-being. This is evident in the city of Seattle where people attracted to Seattle's resources continued to live without jobs and homelessness.
5. The world is facing a dramatic climate change. Temperatures are rapidly rising, and researchers using US Forest Service Inventory data show that increasing temperatures are causing growth declines and slower growth in younger trees. Mature trees remove carbon dioxide in the atmosphere and mitigate the carbon dioxide by 25% while also removing air pollution, naturally and for free. The ability of trees to soak up carbon dioxide makes them a valuable weapon fighting against rising temperatures. *(3) Alternative 3 will cause the greatest effect on changing temperatures in residential areas. Consider a tree code.
6. Preservation of mature trees are essential for cooling stream temperatures for all aquatic and land wildlife and are part of their sensitive ecosystem.
7. Prioritize science and data. Oppose a recommended over development one size fits all approach including the Bellevue Commerce PLUSH Committee recommendations with 10% FAR and minimum setbacks. These are not reasonable principles and certainly not based on science and data. A one size fits all approach is not considering neighborhoods with diverse types of land.
8. Ensure housing typologies and pace of growth within neighborhoods are properly aligned. Consider developing housing options that complement the scale and character of the different neighborhoods.



District	Designation
Bel-Red	
Bel-Red-Medical Office	Bel-Red-MO
Bel-Red-Medical Office Node	Bel-Red-MO-1
Bel-Red Office/Residential	BR-OR
Bel-Red Office/Residential Node 1	Bel-Red-OR-1
Bel-Red Office/Residential Node 2	Bel-Red-OR-2
Bel-Red Residential/Commercial Node 1	Bel-Red-RC-1
Bel-Red Residential/Commercial Node 2	Bel-Red-RC-2
Bel-Red Residential/Commercial	Bel-Red-RC-3
Bel-Red Commercial/Residential	Bel-Red-CR
Bel-Red Residential	Bel-Red-R
Bel-Red-General Commercial	Bel-Red-GC
Bel-Red Office/Residential Transition	Bel-Red-ORT

BelRed Development and Wilburton

The 900-acre BelRed development is less than a block away from Wilburton.

- By 2030, the BelRed 900-acre development is expected to generate 10,000 new jobs.
- By 2030 the BelRed development is expected to generate 5,000 housing units.
- 2,514 housing units are being reviewed for construction as of December 2022.
- 6,433 parking spaces are currently being reviewed for the BelRed housing and business development – (This will cause significant traffic, noise, and air pollution.)

The Wilburton Vision Implementation will include another growth development with another 5,000 plus additional housing units on NE 116th.

Wilburton will be affected by tremendous growth. I support the inception and reinstatement of the following Wilburton/NE 8th Subarea Plan Goals:

"Wilburton/NE 8th Subarea Plan Goals

- **To separate residential, recreational, and open space areas from commercial areas and to protect space.**
- **To improve pedestrian accessibility and attractiveness of commercial areas for residents of Bellevue.**
- **To support the provision of commercial services in Wilburton that complement Downtown..."**

and:

"...Protecting residential neighborhoods from increased commercial development and traffic, enhancing existing retail areas, and establishing clear boundaries between differing land uses are the Subarea's major issues."

I also support the following the inception of **Land Use Policies** that aligned with the Wilburton/NE 8th Subarea Plan:

"...POLICYS-WI-1. Protect residential areas from impacts of other uses by maintaining the current boundaries between residential and non-residential areas.

and the previous policies protecting and preserving Wilburton's natural determinants, Wilburton's **Natural Determinants Policies**. The natural environment in our Wilburton neighborhood plays an essential role that provides residents with a profound sense of well-being.

Wilburton Natural Determinants Policies:

"Policies

POLICYS-WI-16. Protect and enhance streams, drainage ways, and wetlands in the Kelsey Creek Basin.

POLICYS-WI-17. Prevent development from intruding into the floodplain of Kelsey Creek.

POLICYS-WI-18. Development should not interfere with Lake Bellevue as a drainage storage area identified in the City's Storm Drainage Plan."

Photos of the Critical Areas

Below are a few photos of wildlife in our cul-de-sac and photos of some of our critical areas in neighboring streets:



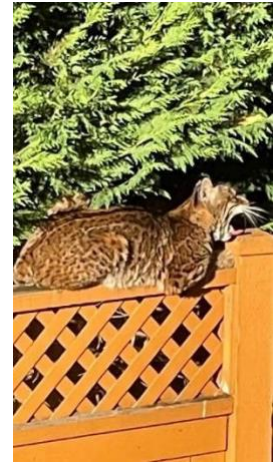
Red-tailed Hawk on neighbor's roof in Wilburton.



Another Hawk on a neighbor's Tree.



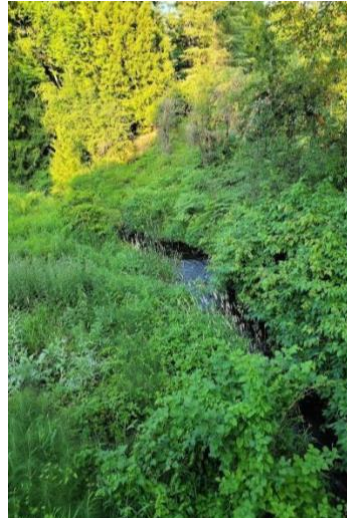
A Great Blue Heron, a Priority Species.



A Bobcat on my neighbor's Fence



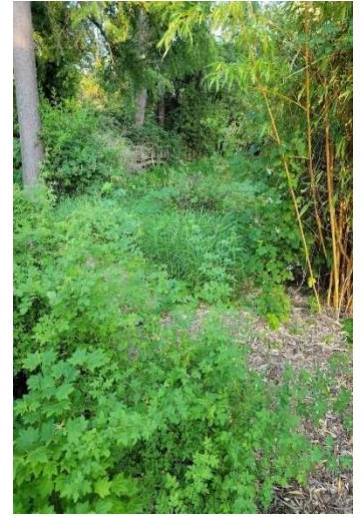
A Bald Eagle flying over my neighbor's roof.



The Kelsey Creek on our street yesterday. Chinook (endangered species), Coho, and Sockeye salmon spawn in Kelsey Creek.



Kelsey Creek in our neighbor's yard was unusually dirty last week.

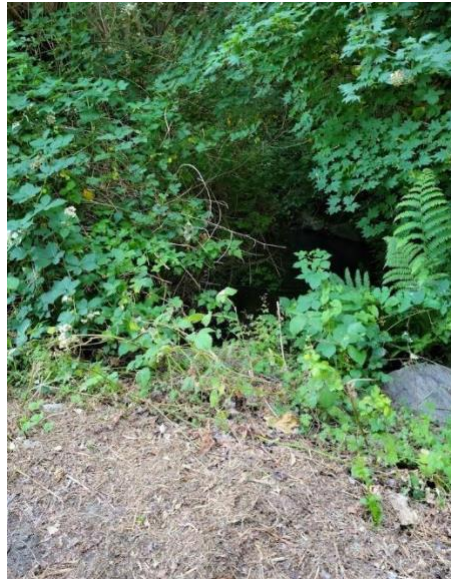


Marsh land under a bridge in a neighboring street on 132nd.

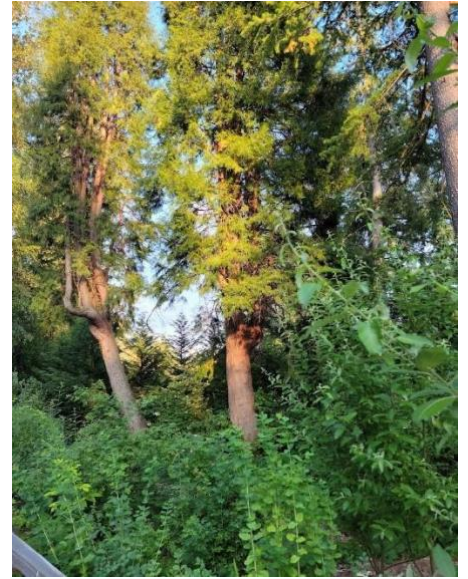
The neighborhood is in a critical area with many mature tree canopies. This area is being designated for R-Suburban, with single-family, duplexes, and cottage housing. Critical areas with many tree canopies would benefit remaining as low density housing (BCC 20.25H). Removing tree canopies negatively impact the already affected water and air temperatures, and the ecosystem and survival of Wilburton's wildlife. The sensitive ecosystem cannot be recovered with mitigation.



Tall Firs in Wilburton across of Bel-Red. Homes are surrounded by trees.



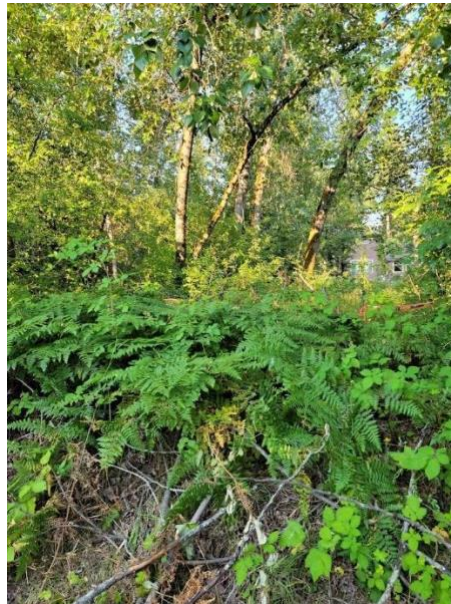
Goff Creek on 132nd where priority Cutthroat Trout live.



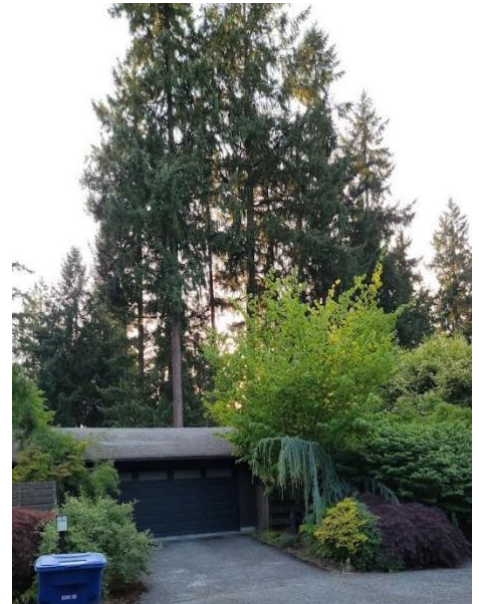
A backyard of a Wilburton home.



Dense tree canopies in the Wilburton area that cools water and air temperatures.



Wilburton home surrounded by marsh.



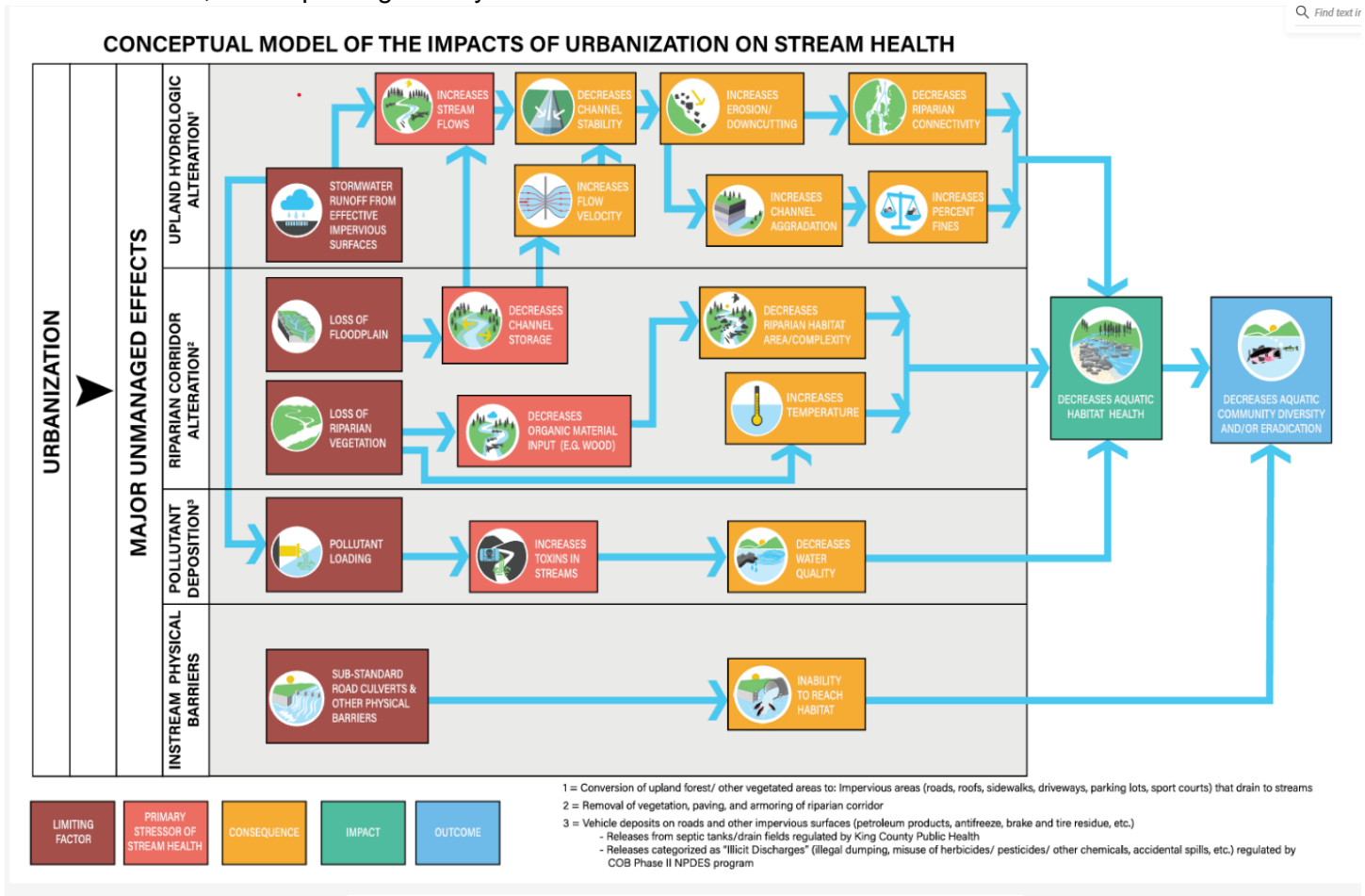
Homes in Wilburton, another example of the surrounding ecosystem which includes Goff Creek and Kelsey Creek.

“The land cover in the Greater Kelsey Creek Watershed is typical of urban watersheds with a lower percentage of tree canopy and higher percentage of impervious surface ...Within Bellevue, ownership of the riparian corridor across all of the subbasins within the Greater Kelsey Creek Watershed is approximately 90 percent private property and 10 percent publicly owned (primarily parks)...”

Factors Affecting the Health of the Greater Kelsey Creek Watershed (1)

1. **Pollutant Loading:** Stormwater runoff from impervious surfaces includes road runoff, pollutants, contribute to the worsening habitat water quality for fish and wildlife.

2. **Stormwater Runoff from Effective Impervious Surfaces:** The City's flow control for new development has shown not to be effective at protecting streams from erosion.
3. **Road Culverts and Other Physical Barriers:** A number of physical barriers including undocumented barriers on private properties preventing fish passage for spawning and/or rearing have been identified in all the streams of the Greater Kelsey Creek Watershed.
4. **Loss of Floodplain and Riparian Function:** Urban development has confined and reduced the natural occurrence of wood entering many of the stream reaches in the Watershed. Tree canopies are becoming largely concentrated in parks reducing floodplain storage. This is leading to high velocities and flowrates. The City has invested tens of millions of dollars in the Greater Kelsey Creek Watershed over the past 15 years on in-stream projects that include repairing stormwater outfalls, stabilizing stream slopes, removing fish passage barriers, catching and removing fine sediment, and improving conveyance.



Laws Protecting Wilburton Critical Areas

WAC 365-196-580 Integration with the Shoreline Management Act

The Shoreline Management Act adds goals and policies as set forth under RCW 90.58.020 with equal order of priority goals under 36.70A.020.

Wilburton has the **Kelsey Creek Watershed System**, which includes **Goff Stream**, and is subject to Bellevue City Code Part 20.25H Critical Areas Overlay District. (1) :

“Critical Areas

Critical areas are parts of the landscape afforded special protection because they provide unique environmental functions that are difficult, if not impossible, to replace. The code protects six types of critical areas:

Streams and Riparian Areas

([LUC 20.25H.075](#)) Streams are classified into four types, based on their flow and capacity to support fish. Artificial channels (e.g., ditches) are generally not protected, unless they are used by salmonids or convey a stream that previously occurred naturally in that location.

A healthy stream needs healthy riparian areas along its banks and floodplain. Riparian vegetation provides shade, which protects water quality; retains soil, which prevents erosion that can affect salmon spawning and feeding areas; holds back flood flows; and provides wildlife habitat and the large woody debris that stores sediments, slows flood velocities, and creates good fish habitat.

Wetlands

([LUC 20.25H.095](#)) Wetlands include the vegetated edges of ponds and areas commonly called swamps, marshes, and bogs. Frequently, their water is only visible in the spring. Wetlands are classified into four categories, based on a combination of habitat, water quality, and flood-flow-reduction functions.

Wetlands provide rearing and foraging habitats for fish and wildlife and food chain support for downstream waters. Wetlands provide natural water quality improvement; flood-flow reduction and storage; shoreline erosion protection; and opportunities for passive recreation. Many urban wetlands are heavily disturbed, but still provide valuable water quality treatment and flood-flow reduction.

Habitats for Species of Local Importance

([LUC 20.25H.150](#)) Species of local importance are specifically recognized local populations of native species that are at risk of being lost from Bellevue—western pond turtle, Oregon spotted frog, western toad, Chinook salmon, bull trout, coho salmon, river lamprey, bald eagle, peregrine falcon, common loon, pileated woodpecker, Vaux’s swift, merlin, western grebe, great blue heron, osprey, green heron, red-tailed hawk, western big-eared bat, Keen’s myotis (bat), long-legged myotis (bat), and long-eared myotis (bat)—and whose presence can be an indicator of environmental health.

Habitats for these species provide the food, water, nesting/rearing, and cover necessary to support their populations. Protected habitats include naturally occurring ponds under 20 acres, concentrations of dead trees, caves and roosting structures, and large stands of conifers.

Geological Hazard Areas

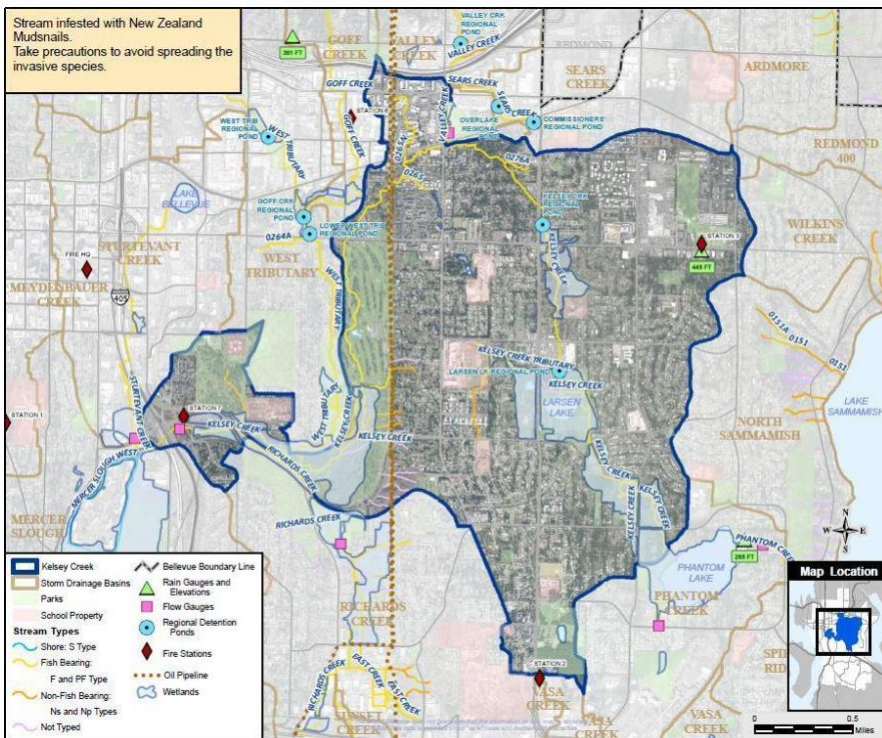
([LUC 20.25H.120](#)) Geological hazard areas—landslide hazard areas, steep slopes, and coal mine hazard areas—are areas susceptible to erosion, sliding, earthquake, or other geological events. Because of their conditions, these areas pose a threat to health and safety when development is sited too close.

Geological hazard areas are regulated mainly for these safety reasons but also for their habitat values. Several of Bellevue’s large blocks of forest are on steep slopes, providing wildlife habitat and important movement corridors. Steep slopes can also be conduits for groundwater draining from hillsides to form the headwaters of wetlands and streams.

Flood Hazard Areas

([LUC 20.25H.175](#)) Flood hazard areas are those subject to 100-year floods (identified on FEMA Flood Insurance Rate Maps). These areas are designated to protect development from flooding and to protect the inherent functions of floodplains. Undeveloped floodplains store water and slow the downstream delivery of flood flows, reducing the impacts of a flood and recharging wetlands, streams and underground aquifers.

Floodplain development reduces the floodplain's water storage capacity and puts valued property and infrastructure in the path of floodwaters. Runoff from impervious surfaces changes flood size and frequency and can degrade water quality."



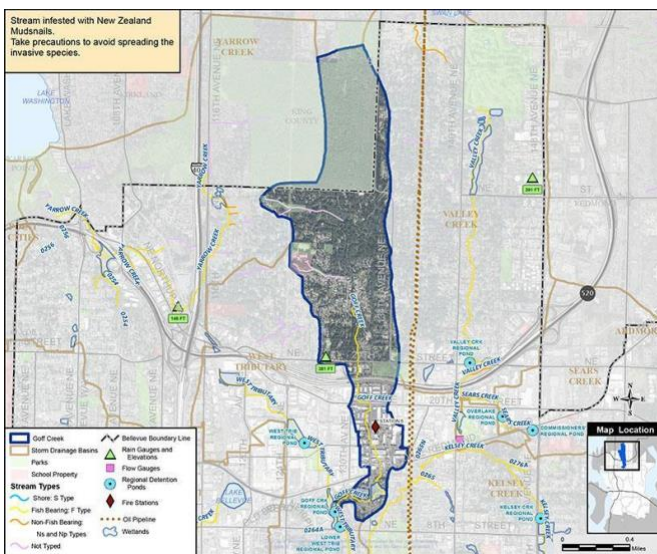
Kelsey Creek Drainage Details (City of Bellevue) *(2)

Salmon Present in the Basin

- Chinook*+
- Coho+
- Sockeye
- Cutthroat Trout

*** Listed Federal Endangered Species**

+ City Species of Local Importance (Bellevue Land Use Code 20.25H.150A)



GOFF Creek – (City of Bellevue) *(2)

Salmon Present in the Basin

- Chinook*+
- Coho+

- Sockeye
- Rainbow & Cutthroat Trout

* Listed Federal Endangered Species

+ City Species of Local Importance (Bellevue Land Use Code 20.25H.150A)

Our Wilburton subarea is expected to grow. We sincerely hope that measures will be taken to ensure the growth is accompanied by safeguards that prioritize the safety of our neighborhood and preserve the unique environment that makes Wilburton so special. Being one of the few areas with tree canopies in a city of this size in the entire USA, the preservation of our environment was a primary factor in our decision to live here. I appreciate the opportunity to work with our city to provide housing and an inclusive community.

Sincerely,



James Leguizamon

855 134th Ave, NE

Bellevue, WA 98005

310-367-3757

- (1) City of Bellevue Watershed Management Plan
- (2) <https://bellevuewa.gov/city-government/departments/utilities/conservation-and-the-environment/drainage-basins/kelsey-creek-basin-drainage-details>
- (3) [Climate change: Trees 'most effective solution' for warming - BBC News](#)

Johnson, Thara

From: phyllisjwhite@comcast.net
Sent: Wednesday, July 12, 2023 4:17 AM
To: Bhargava, Vishal; Brown, Karol; Cuellar-Calad, Luisa; Goepppele, Craighton; Robertson, Jennifer S.; Malakoutian, Mohammad; Khanloo, Negin
Cc: Robertson, Jennifer S.; PlanningCommission
Subject: BELLEVUE'S DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS) ,AND WILBURTON

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

(I am sorry, I accidentally sent a previous email without a name in error.)

Please include me as a party of record.

Dear Chair Ferris, Vice Chair Bhargava, Commissioners, and Councilmember Robertson,

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As a resident of Wilburton, I support the inception of the Wilburton/NE 8th Subarea Plan Goals:

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and:

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I also support the following **Land Use Policies** and aligning with the Wilburton/NE 8th Subarea Plan:

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Natural Determinants Policies:

"Policies

POLICYS-WI-16. Protect and enhance streams, drainage ways, and wetlands in the Kelsey Creek Basin.

POLICYS-WI-17. Prevent development from intruding into the floodplain of Kelsey Creek.

POLICYS-WI-18. Development should not interfere with Lake Bellevue as a drainage storage area identified in the City's Storm Drainage Plan."

Wilburton is home to many animals that fall into Washington Fish and Wildlife's priority and endangered habitat and species. They include the Great Blue Heron, the Bald Eagle, Chinook Salmon, Coho Salmon, Sockeye Salmon, Steelhead, bats, owls, hawks, and a variety of different birds.

The City's Determination of Non-Significance is not aligned with the conservation of the City of Bellevue's Critical Areas Regulations for Streams and Riparian Areas, Wetlands, and Habitats for Species of Local Importance including the Kelsey Creek Watershed Report and the City's efforts to protect and maintain the health of Wilburton's critical areas.

https://bellevuewa.gov/sites/default/files/media/pdf_document/2021/KelseyCreek_Assessment_Report_2021_1130.pdf:

"The Kelsey Creek Watershed is a vital ecosystem that supports numerous species of wildlife and provides essential ecological services to the surrounding communities. The proposed development of density in these areas including private properties has the potential to significantly impact the delicate balance of the ecosystem,..." including water quality, habitat fragmentation, increasing runoff, and effects of water temperatures with decreasing tree canopies. Young trees cannot make up for the shade and protection offered by 100-plus-year-old trees. Decreasing tree canopies result in increased water temperatures and may be detrimental to priority animals, as well as the endangered Chinook, Coho, and other salmon. The Greater Kelsey Creek Watershed historically provides extensive spawning and rearing habitat for a larger number of other salmon species such as Chinook, Sockeye, Coho, Cutthroat Trout, Peamouth Minnows, and Steelhead.

The DEIS's Determination of Non-Significance does not align with the City's efforts to restore and protect critical areas in the Kelsey Creek Watershed System (KCWS) due to the limited factors being taken into account. The DEIS was written before House Bill 1110, HB 1337, HB 1181 were passed into law. It also does not include the impact of Covid on the workplace resulting in increased remote employment, Bellevue's pending tree code ordinance, and the impact of the different housing target strategies on the Kelsey Creek Watershed, impervious surfaces, and their effect on endangered species of local importance. The loss of century-old tree canopies and their effect on water and air temperatures, the increasing air and land pollution with increasing traffic, and the decreased habitat and food sources. Also, incentives should not be seen as a substitute for effective stormwater

management. Wilburton's watershed and ecosystem require proper stormwater management measures to mitigate the risks of flooding and water pollution caused by toxic runoff.





















Moreover, according to a technical report by Golder Associates and the Watershed Company, the city of Bellevue's DEIS falls short of utilizing the best available science and existing conditions. This critique addresses the impacts of this inadequacy:

1. Information related to traffic and site conditions is incomplete and potentially inaccurate, which hinders environmental evaluations.
2. Protecting the environment leads to the long-term sustainability of the community and its people. It is essential for their health, safety, and quality of life. For example, in the case of Kelsey Creek, the watershed provides critical ecosystem services that directly support the community's health and well-being, such as clean water, clean air, and flood control. Prioritizing the environment can help prevent harm to low-income communities of color, and indigenous people who are disproportionately affected by harmful environmental conditions. Environmental equity addresses these inequalities and provides equal protection and access to clean, and healthy communities.
3. The report encourages low-impact development and retrofits that improve stormwater runoff. Untreated run-off causes pre-spawn mortality on Coho salmon, and depending on future rates of urbanization, localized extinction of Coho salmon could occur within a matter of years to decades.
4. According to the report, Bellevue is in the process of updating its Shoreline Management Act. Under the proposed update, shorelines themselves are not regulated as critical areas, and critical areas within shoreline jurisdiction would be regulated under LUC Part 20.25H. Bellevue has not identified all critical areas in the city.
5. The City of Bellevue's Greater Kelsey Creek Watershed's riparian corridor across all of the sub-basins includes both approximately 90% private properties and 10% publicly owned properties and is critical to species of local importance, aquatic animals, and other wildlife, Peregrine Falcon, Bald Eagles, Red-tailed Hawks, Blue Herons, Pileated Woodpecker, Great Blue Heron, cardinals, hummingbirds, bats, opossums, beavers, bobcats, deer, coyotes, and many others. The diverse range of animals needs to be managed, protected, and maintained as part of the existing riparian corridor structure and function within the entire sensitive ecosystem. This ecosystem provides shelter, food, and protection, and maintains temperatures critical to their survival.
6. Adopting green infrastructure practices to maximize the achievement of objectives, these efforts are expensive and limited.
7. With 90% of the riparian corridor on private properties, the city has not been able to keep up with tracking damages in and near open streams.
8. The City's options are insufficient. The City's plan mitigates some of the side-effects of water overflow. The new plan should focus on preventing runoff from the source, increasing impervious surfaces caused by development. **Unanticipated cleanup efforts with increased stormwater runoff may suggest that the city may end up footing the bill, and cause taxpayer runoff plan liability.** We need solutions that offer long-term sustainability.
9. Wilburton's Kelsey Creek has the greatest amount of impervious surface areas. Increasing mixed-use developments, multi-unit dwellings, increasing cars and toxic waste from their tires, and increasing construction will cause even greater impervious surface areas with increasing toxic stormwater runoff.

Subbasin	Commercial/ Office (%)	Highway (%)	Industrial (%)	Mixed- use (%)	Multi- Family (%)	Park (%)	Single- family (%)	Total (ac)
Richards Creek	13.3%	1.9%	8.1%	4.8%	17.0%	10.2%	44.8%	1380
Sunset Creek	5.6%	6.3%	1.0%	2.4%	1.6%	4.0%	79.2%	854
West Tributary	8.4%	2.4%	0.0%	26.2%	4.4%	9.2%	44.2%	958
Goff Creek	8.4%	0.8%	0.0%	10.3%	0.0%	4.4%	76.2%	529
Valley Creek	7.2%	2.0%	0.0%	5.0%	15.0%	10.0%	60.8%	1300
Sears Creek	32.7%	3.0%	0.0%	21.8%	9.8%	0.0%	32.8%	355
Greater Kelsey Creek Watershed	11.8%	2.9%	1.7%	8.4%	11.0%	11.3%	51.8%	10376

Table 7 compares the change in canopy cover and impervious surfaces between 2006 and 2017 for the nine subbasins and the Greater Kelsey Creek Watershed (HRCd 2021). The Sears Creek Subbasin and the Sturtevant Creek Subbasin experienced the largest tree canopy loss and impervious surface increase of all the subbasins in the Greater Kelsey Creek Watershed.

Table 7. Change in Tree Canopy and Impervious Surfaces from 2006 to 2017 in the Greater Kelsey Creek Watershed

Subbasins	Tree Canopy Loss (2006 – 2017)		Impervious Surfaces Increase (2006 – 2017)		Primary Agent of Change
	Change	Trend	Change	Trend	
Goff Creek	0.4 %		0.5 %		Development
Kelsey Creek	1.0 %		1.0 %		Development
Mercer Slough	1.5 %		1.1 %		Development
Richards Creek	1.5 %		1.1 %		Development
Sears Creek	3.9 %		3.4 %		Development
Sturtevant Creek	2.2 %		3.8 %		Development
Sunset Creek	0.5 %		0.7 %		Development
Valley Creek	0.5 %		0.2 %		Tree removal
West Tributary	1.2 %		0.7 %		Development
Total Greater Kelsey Watershed	1.2 % (133 acres)		1.2 % (125 acres)		Development

data source: <https://hrcd-wdfw.hub.arcgis.com/>

Based on changes in tree canopy and impervious area data, since 2006 there has been a large amount of development in the majority of the Watershed's subbasins. Table 7 shows the decrease in tree canopy and increase in impervious surfaces associated with rapid development and urbanization—where development indicates the conversion of a vegetated lot or parcel into a built lot or parcel, and redevelopment indicates building on a previously developed lot. With development across so much of the Greater Kelsey Creek

10.

11. Recommendation: Require the Washington Department of Ecology and the Washington Fish and Wildlife to work together to form Natural Determinant Land Use Policies for Wilburton's and all of Bellevue's critical areas, and create policies regarding impervious surface areas.

Greater Kelsey Creek Watershed and its connecting tributaries is a critical urban watershed for the City of Bellevue. It is one of the few watershed areas in a city the size of Bellevue remaining in the entire USA. As described in the 2003 Bellevue Critical Areas Update Best Available Science

Paper: **Wildlife, forested steep slopes, and riparian areas comprise the majority of Bellevue's remaining habitat corridors and linkages.** It needs to be managed carefully over the next few decades to protect and preserve its unique aquatic and terrestrial values. Once developed and the 100-year-old trees felled for development, all inhabitants in the watershed that relied on the natural environment for survival will be gone forever from Wilburton.

Other Considerations:

Control Totals: On January 23, 2023, Dave Andersen, managing director of the Growth Management Services unit presented one of many sessions on getting periodic update planning right. He identified having the same control total targets for each alternative as critical. The growth strategy is to determine what are different ways of achieving the growth target. We find the DEIS has a wide range of targets. Bellevue Residents understand higher targets have higher impacts. This does not result in an understanding or critique of the strategy. In addressing this deficiency, the City will need to address the same target in each of the alternatives and show how all alternatives would meet the same need, including the “no change” alternative.

House Bill 1110 Increasing Housing Supply and Density: On May 8, 2023, Governor Jay Inslee signed House Bill 1110, which legalizes duplexes and fourplexes in most neighborhoods in nearly every city in the State of Washington, including the City of Bellevue, which was intended to increase the state’s housing supply. House Bill legalizes six-plexes near transit and for affordable housing. House Bill 1110 [overrides local zoning rules](#) that have long kept large areas in cities for only single-family homes. The new law will not ban the construction of single-family homes, but it will stop cities from requiring neighborhoods to have only single-family homes. However, this DEIS was prepared prior to passage of House Bill 1110, and Bellevue residents have no idea how the House Bill will affect any of the alternatives. It is likely that fewer new multi-family units will be needed as shown in Alternatives 1, 2, and 3. The no-action alternative will also need to address application of House Bill 1110 since the state law will now allow continued expansion of housing in Bellevue without application of the proposed alternatives. In addressing this deficiency, the City will need to either develop a new alternative or address this House Bill in each of the alternatives, which may result in an increase or decrease in the number of housing units needed.

House Bill 1337 Expanding Housing Options. This bill expands housing options through easing barriers to the construction and use of accessory dwelling units, and was partially vetoed by the Governor. However, the primary components of the bill would remain, thus, affecting the number of new housing units that may be needed to accommodate new employment in any given city within Washington State. Thus, the number of new housing units for the City of Bellevue would need to be determined. An example of how this bill could affect housing would be in the State of California whereby the bill was passed and fewer new homes were needed as a result. Thus, HB 1337 has a strong potential of affecting the no-action alternative, along with Alternatives 1 to 3.

House Bill 1181. Climate change and resiliency. This bill includes a climate change and resiliency component that is required to be included in city comprehensive plans. The bill is intended for cities to mitigate the effects of a changing climate; support reductions in greenhouse gas emissions and per capita vehicle miles traveled; prepare for climate impact scenarios; foster resiliency to climate impacts and natural hazards; protect and enhance environmental economic, and human health and safety; and advance environmental justice. Much of this is already included in the DEIS in Appendix G

(Relationship of Climate Change Vulnerability to the Alternatives) but specific compliance with the bill is not included because Governor Inslee only signed the bill on May 3.

2023 Legislative Session: The Growth Management Policy Board states that these bills result in significant changes to the Growth Management Act and will impact local plans. The Board received a will receive a detailed recap of the 2023 legislative session which highlights these bills on June 1, 2023. Thus, the impact of these bills has not yet been well understood or could have been included in the DEIS. We cannot expect our Bellevue residents to have an understanding of these bills at the time.

Covid: The Covid-19 pandemic sparked a new [working-from-home economy](#) where many workers have the flexibility to work remotely from home. This unprecedented shift to remote work will be occurring in some form over the next 20 years. Now, roughly six-in-ten U.S. workers who say their jobs can mainly be done from home (59%) are working from home all or most of the time. Working from home results in changes in office use and transportation resulting in a declining need to live in Bellevue when working in Bellevue. This is a fundamental flaw where the DEIS is not addressing employment and residency adequately based on recent changes to office uses. Many employees are now moving outside of the city and then commuting to their workplace only once or twice a week. The DEIS should be revised to reflect this change in how employees will work and live in Bellevue in the housing, office, and transportation components of the DEIS. See also Attachment D

Updated Tree Code: The City of Bellevue plans to update its tree code in 2023, which will have significant effects to new construction. This tree code may, hopefully, provide better protection for significant trees and require contractors and builders to redesign multi-family and single-family homes to protect these trees. The Tree Code may also deter contractors from building on sites with significant trees. Thus, BTCC is requesting that the DEIS Comprehensive Plan describe how the tree code will affect planned protection of significant trees. The City of Bellevue Urban Tree Assessment (July 2022) stated that land use changes are an important factors of the urban environment and can contribute to changes in citywide canopy numbers. As described in the Urban Tree Assessment, it is important for the City to use this assessment to inform future investments in the urban forest so that all those who live, work, and play in Bellevue can benefit from the urban forest. The City must proactively work to protect the existing urban forest and replenish the canopy with additional native trees. Nowhere in the DEIS do the alternatives address how the existing urban forest will be protected. We are hoping that the DEIS will address replacing lost trees with native trees, and that the Comprehensive Plan show synchrony with its Urban Tree Assessment, as well with the planned updated tree code. Which alternatives may be best for protecting our urban trees?

Homelessness. Finally, the City must address how homelessness will be avoided or minimized under the each alternatives of its comprehensive plan. Although the City is investing in facilities such as shelters, transitional housing and affordable housing units for those living in vehicles or unsheltered in the community, how will these additional housing units affect homelessness and will some units be available to homeless people? If the City of Bellevue's notes that affordable housing, especially in the lowest income brackets, is critical to help individuals transition out of homelessness and maintain housing, then why is this not discussed on the DEIS?

Historic Resources: Bellevue's historic Wilburton neighborhood is an enclave of single-family and multifamily housing known for its rich history and its parks and wooded areas with close proximity to downtown Bellevue. Wilburton is also home of the acclaimed Bellevue Botanical Gardens, and the largest watershed in Bellevue.

It is nearly impossible to keep up with every possible land use bill and in the annual legislative session. These bills passed in this legislative session are important for the comprehensive plan in any city, and if not covered under this DEIS then an amendment would be needed. An amendment would take more time and it would be more costly to the City of Bellevue. We recognize the significant effort already undertaken for this DEIS but we also desire to review a complete DEIS that includes passage of bills and regulations that have occurred in 2023.

Thank you for the opportunity to comment. We look forward to creating a City of Bellevue comprehensive plan that is complete, meaningful, and applicable for immediate use.

Sincerely,

Phyllis White
1057 134th Ave NE
Bellevue, WA 98005

Johnson, Thara

From: phyllisjwhite@comcast.net
Sent: Wednesday, July 12, 2023 4:02 AM
To: Bhargava, Vishal; Brown, Karol; Cuellar-Calad, Luisa; Goepppele, Craighton; Malakoutian, Mohammad; Khanloo, Negin
Cc: Robertson, Jennifer S.; PlanningCommission
Subject: The DEIS and Comprehensive Plan

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The City's Determination of Non-Significance is not aligned with the conservation of the City of Bellevue's Critical Areas Regulations for Streams and Riparian Areas, Wetlands, and Habitats for Species of Local Importance including the Kelsey Creek Watershed Report and the City's efforts to protect and maintain the health of Wilburton's critical areas.

https://bellevuewa.gov/sites/default/files/media/pdf_document/2021/KelseyCreek_Assessment_Report_2021_1130.pdf:

"The Kelsey Creek Watershed is a vital ecosystem that supports numerous species of wildlife and provides essential ecological services to the surrounding communities. The proposed development of density in these areas including private properties has the potential to significantly impact the delicate balance of the ecosystem,..." including water quality, habitat fragmentation, increasing runoff, and effects of water temperatures with decreasing tree canopies. Young trees cannot make up for the shade and protection offered by 100-plus-year-old trees. Decreasing tree canopies result in increased water temperatures and may be detrimental to priority animals, as well as the endangered Chinook, Coho, and other salmon. The Greater Kelsey Creek Watershed historically provides extensive spawning and rearing habitat for a larger number of other salmon species such as Chinook, Sockeye, Coho, Cutthroat Trout, Peamouth Minnows, and Steelhead.

The DEIS's Determination of Non-Significance does not align with the City's efforts to restore and protect critical areas in the Kelsey Creek Watershed System (KCWS) due to the limited factors being taken into account. The DEIS was written before House Bill 1110, HB 1337, HB 1181 were passed into law. It also does not include the impact of Covid on the workplace resulting in increased remote employment, Bellevue's pending tree code ordinance, and the impact of the different housing target strategies on the Kelsey Creek Watershed, impervious surfaces, and their effect on endangered species of local importance. The loss of century-old tree canopies and their effect on water and air temperatures, the increasing air and land pollution with increasing traffic, and the decreased habitat and food sources. Also, incentives should not be seen as a substitute for effective stormwater

management. Wilburton's watershed and ecosystem require proper stormwater management measures to mitigate the risks of flooding and water pollution caused by toxic runoff.

Moreover, according to a technical report by Golder Associates and the Watershed Company, the city of Bellevue's DEIS falls short of utilizing the best available science and existing conditions. This critique addresses the impacts of this inadequacy:

1. Information related to traffic and site conditions is incomplete and potentially inaccurate, which hinders environmental evaluations.
2. Protecting the environment leads to the long-term sustainability of the community and its people. It is essential for their health, safety, and quality of life. For example, in the case of Kelsey Creek, the watershed provides critical ecosystem services that directly support the community's health and well-being, such as clean water, clean air, and flood control. Prioritizing the environment can help prevent harm to low-income communities of color, and indigenous people who are disproportionately affected by harmful environmental conditions. Environmental equity addresses these inequalities and provides equal protection and access to clean, and healthy communities.
3. The report encourages low-impact development and retrofits that improve stormwater runoff. Untreated run-off causes pre-spawn mortality on Coho salmon, and depending on future rates of urbanization, localized extinction of Coho salmon could occur within a matter of years to decades.
4. According to the report, Bellevue is in the process of updating its Shoreline Management Act. Under the proposed update, shorelines themselves are not regulated as critical areas, and critical areas within shoreline jurisdiction would be regulated under LUC Part 20.25H. Bellevue has not identified all critical areas in the city.
5. The City of Bellevue's Greater Kelsey Creek Watershed's riparian corridor across all of the sub-basins includes both approximately 90% private properties and 10% publicly owned properties and is critical to species of local importance, aquatic animals, and other wildlife, Peregrine Falcon, Bald Eagles, Red-tailed Hawks, Blue Herons, Pileated Woodpecker, Great Blue Heron, cardinals, hummingbirds, bats, opossums, beavers, bobcats, deer, coyotes, and many others. The diverse range of animals needs to be managed, protected, and maintained as part of the existing riparian corridor structure and function within the entire sensitive ecosystem. This ecosystem provides shelter, food, and protection, and maintains temperatures critical to their survival.
6. Adopting green infrastructure practices to maximize the achievement of objectives, these efforts are expensive and limited.
7. With 90% of the riparian corridor on private properties, the city has not been able to keep up with tracking damages in and near open streams.
8. The City's options are insufficient. The City's plan mitigates some of the side-effects of water overflow. The new plan should focus on preventing runoff from the source, increasing impervious surfaces caused by development. **Unanticipated cleanup efforts with increased stormwater runoff may suggest that the city may end up footing the bill, and cause taxpayer runoff plan liability.** We need solutions that offer long-term sustainability.
9. Wilburton's Kelsey Creek has the greatest amount of impervious surface areas. Increasing mixed-use developments, multi-unit dwellings, increasing cars and toxic waste from their tires, and increasing construction will cause even greater impervious surface areas with increasing toxic stormwater runoff.
10. Recommendation: Require the Washington Department of Ecology and the Washington Fish and Wildlife to work together to form Natural Determinant Land Use Policies for Wilburton's and all of Bellevue's critical areas, and create policies regarding impervious surface areas.

Greater Kelsey Creek Watershed and its connecting tributaries is a critical urban watershed for the City of Bellevue. It is one of the few watershed areas in a city the size of Bellevue remaining in the entire USA. As described in the 2003 Bellevue Critical Areas Update Best Available Science Paper: **Wildlife, forested steep slopes, and riparian areas comprise the majority of Bellevue's remaining habitat corridors and linkages.** It needs to be managed carefully over the next few decades to protect and preserve its unique aquatic and terrestrial values. Once developed and the 100-year-old trees felled for development, all inhabitants in the watershed that relied on the natural environment for survival will be gone forever from Wilburton.

Other Considerations:

Control Totals: On January 23, 2023, Dave Andersen, managing director of the Growth Management Services unit presented one of many sessions on getting periodic update planning right. He identified having the same control total targets for each alternative as critical. The growth strategy is to determine what are different ways of achieving the growth target. We find the DEIS has a wide range of targets. Bellevue Residents understand higher targets have higher impacts. This does not result in an understanding or critique of the strategy. In addressing this deficiency, the City will need to address the same target in each of the alternatives and show how all alternatives would meet the same need, including the “no change” alternative.

House Bill 1110 Increasing Housing Supply and Density: On May 8, 2023, Governor Jay Inslee signed House Bill 1110, which legalizes duplexes and fourplexes in most neighborhoods in nearly every city in the State of Washington, including the City of Bellevue, which was intended to increase the state's housing supply. House Bill legalizes six-plexes near transit and for affordable housing. House Bill 1110 [overrides local zoning rules](#) that have long kept large areas in cities for only single-family homes. The new law will not ban the construction of single-family homes, but it will stop cities from requiring neighborhoods to have only single-family homes. However, this DEIS was prepared prior to passage of House Bill 1110, and Bellevue residents have no idea how the House Bill will affect any of the alternatives. It is likely that fewer new multi-family units will be needed as shown in Alternatives 1, 2, and 3. The no-action alternative will also need to address application of House Bill 1110 since the state law will now allow continued expansion of housing in Bellevue without application of the proposed alternatives. In addressing this deficiency, the City will need to either develop a new alternative or address this House Bill in each of the alternatives, which may result in an increase or decrease in the number of housing units needed.

House Bill 1337 Expanding Housing Options. This bill expands housing options through easing barriers to the construction and use of accessory dwelling units, and was partially vetoed by the Governor. However, the primary components of the bill would remain, thus, affecting the number of new housing units that may be needed to accommodate new employment in any given city within Washington State. Thus, the number of new housing units for the City of Bellevue would need to be determined. An example of how this bill could affect housing would be in the State of California whereby the bill was passed and fewer new homes were needed as a result. Thus, HB 1337 has a strong potential of affecting the no-action alternative, along with Alternatives 1 to 3.

House Bill 1181. Climate change and resiliency. This bill includes a climate change and resiliency component that is required to be included in city comprehensive plans. The bill is intended for cities to mitigate the effects of a changing climate; support reductions in greenhouse gas emissions and per

capita vehicle miles traveled; prepare for climate impact scenarios; foster resiliency to climate impacts and natural hazards; protect and enhance environmental economic, and human health and safety; and advance environmental justice. Much of this is already included in the DEIS in Appendix G (Relationship of Climate Change Vulnerability to the Alternatives) but specific compliance with the bill is not included because Governor Inslee only signed the bill on May 3.

2023 Legislative Session: The Growth Management Policy Board states that these bills result in significant changes to the Growth Management Act and will impact local plans. The Board received a will receive a detailed recap of the 2023 legislative session which highlights these bills on June 1, 2023. Thus, the impact of these bills has not yet been well understood or could have been included in the DEIS. We cannot expect our Bellevue residents to have an understanding of these bills at the time.

Covid: The Covid-19 pandemic sparked a new [working-from-home economy](#) where many workers have the flexibility to work remotely from home. This unprecedented shift to remote work will be occurring in some form over the next 20 years. Now, roughly six-in-ten U.S. workers who say their jobs can mainly be done from home (59%) are working from home all or most of the time. Working from home results in changes in office use and transportation resulting in a declining need to live in Bellevue when working in Bellevue. This is a fundamental flaw where the DEIS is not addressing employment and residency adequately based on recent changes to office uses. Many employees are now moving outside of the city and then commuting to their workplace only once or twice a week. The DEIS should be revised to reflect this change in how employees will work and live in Bellevue in the housing, office, and transportation components of the DEIS. See also Attachment D

Updated Tree Code: The City of Bellevue plans to update its tree code in 2023, which will have significant effects to new construction. This tree code may, hopefully, provide better protection for significant trees and require contractors and builders to redesign multi-family and single-family homes to protect these trees. The Tree Code may also deter contractors from building on sites with significant trees. Thus, BTCC is requesting that the DEIS Comprehensive Plan describe how the tree code will affect planned protection of significant trees. The City of Bellevue Urban Tree Assessment (July 2022) stated that land use changes are an important factors of the urban environment and can contribute to changes in citywide canopy numbers. As described in the Urban Tree Assessment, it is important for the City to use this assessment to inform future investments in the urban forest so that all those who live, work, and play in Bellevue can benefit from the urban forest. The City must proactively work to protect the existing urban forest and replenish the canopy with additional native trees. Nowhere in the DEIS do the alternatives address how the existing urban forest will be protected. We are hoping that the DEIS will address replacing lost trees with native trees, and that the Comprehensive Plan show synchrony with its Urban Tree Assessment, as well with the planned updated tree code. Which alternatives may be best for protecting our urban trees?

Homelessness. Finally, the City must address how homelessness will be avoided or minimized under the each alternatives of its comprehensive plan. Although the City is investing in facilities such as shelters, transitional housing and affordable housing units for those living in vehicles or unsheltered in the community, how will these additional housing units affect homelessness and will some units be available to homeless people? If the City of Bellevue's notes that affordable housing, especially in the lowest income brackets, is critical to help individuals transition out of homelessness and maintain housing, then why is this not discussed on the DEIS?

Historic Resources: Bellevue's historic Wilburton neighborhood is an enclave of single-family and multifamily housing known for its rich history and its parks and wooded areas with close proximity to

downtown Bellevue. Wilburton is also home of the acclaimed Bellevue Botanical Gardens, and the largest watershed in Bellevue.

It is nearly impossible to keep up with every possible land use bill and in the annual legislative session. These bills passed in this legislative session are important for the comprehensive plan in any city, and if not covered under this DEIS then an amendment would be needed. An amendment would take more time and it would be more costly to the City of Bellevue. We recognize the significant effort already undertaken for this DEIS but we also desire to review a complete DEIS that includes passage of bills and regulations that have occurred in 2023.

Thank you for the opportunity to comment. We look forward to creating a City of Bellevue comprehensive plan that is complete, meaningful, and applicable for immediate use.

Sincerely,

XXXX

Johnson, Thara

From: Jiang Wu <jiangwu@ymail.com>
Sent: Tuesday, July 11, 2023 9:53 PM
To: PlanningCommission
Subject: Re: Letter for public comments from Jiang Wu
Attachments: Letter for Public Comments 7-12-23 (Jiang Wu).docx

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

Hi,

Attached is my letter for public comments for your record.
All the best,

Jiang Wu
12814 4th PL, Bellevue, WA 98006

Sent from [Mail](#) for Windows

SAMPLE LETTER

Please include me as a party of record.

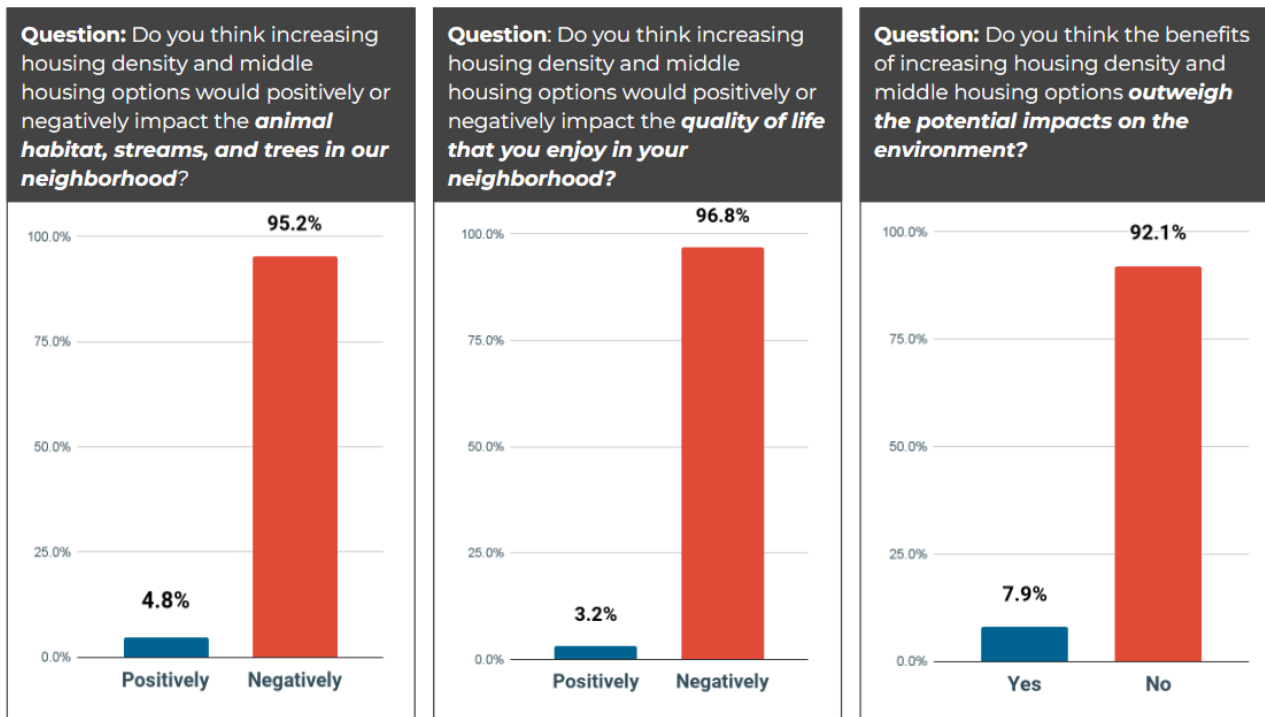
Dear Chair Ferris, Vice Chair Bhargava, Commissioners, and Councilmember Robertson,

My name is Jiang Wu – a resident in Wilburton. Thank you for the opportunity to comment on the City of Bellevue 2024–2044 Comprehensive Plan Periodic Update and Wilburton Vision Implementation EIS.

Neighborhood subareas next to major transit systems differ in character, density, landscape, and environment. A one-size-fits-all solution does not take into account the needs and characteristics of the affected areas and the impact it will have on residents' well-being, quality of life, and the natural environment. An approach tailored to meet our community's needs may improve the quality of life for all its residents.

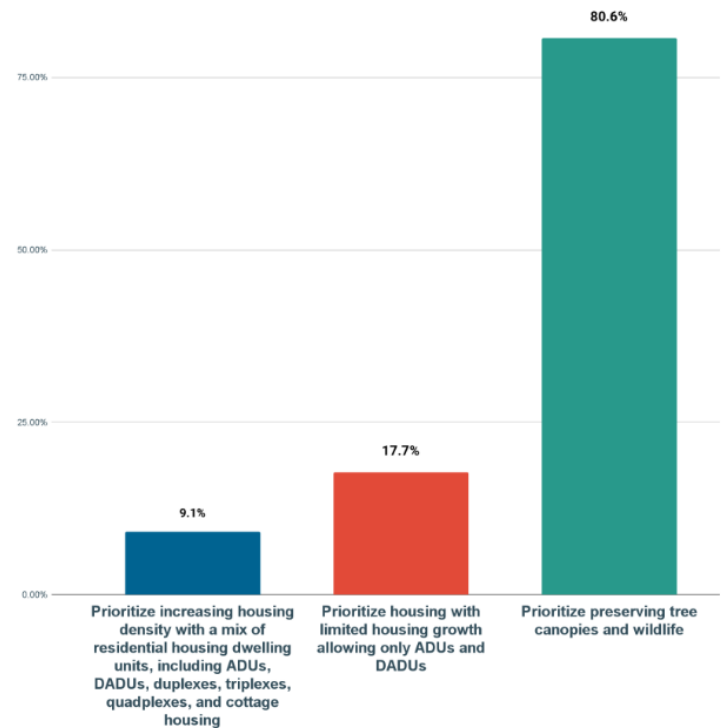
Here are key priorities that our Wilburton neighborhood considers significant and important:

- Prioritize the preservation of Wilburton's environmental ecosystem as they are essential for the health and integrity of Wilburton's critical areas. A survey was undertaken, reaching out to every Wilburton accessible Wilburton home on our single-family residential streets nearest to Bel-Red. The survey results below show that the majority of residents prioritize the preservation of their neighborhood environment over housing density.



Question:

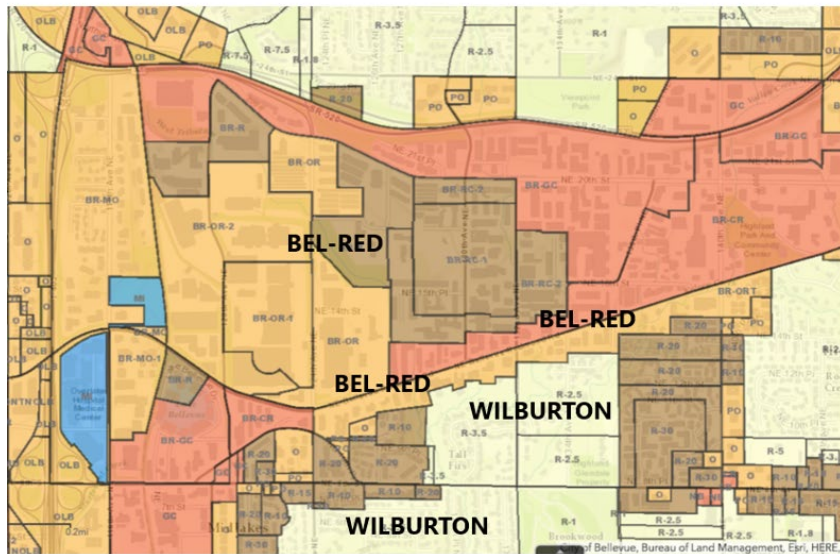
If given the choice, would you prefer the Wilburton Subarea to **prioritize preserving the streams, tree canopies and the wildlife that depend on them or increasing housing density?**



- Inform and ask Neighborhood Associations to reach out to their residents in an impartial, unbiased manner for input and feedback. Stress the need for an engagement process that allows ideas and avoids predetermined outcomes. This will ensure a transparent and inclusive process.
- Prioritize neighborhood residents who have vested interests in their community and are directly impacted. Bellevue residents encompass a rich diversity and a spirit of inclusivity and should be adequately represented.
- Homes should fit the scale and character of their neighborhoods. Additionally, it is important to set height requirements that align with the surrounding homes.
- Consider requirements for the cumulative effects of housing density laws on climate temperatures, traffic, noise, air pollution, water pollution, and other environmental factors in neighborhoods and their maximum mitigation limits before a FEIS.
- Residential homes in critical areas need special considerations. The cumulative effects on critical areas need measured mitigation. The Wilburton neighborhood nearest to the Bel-Red development, for example, is in a critical area. Critical area setbacks of 200 feet from open streams should be a requirement for all of the properties in this area. Requiring preservation of mature tree canopies are essential for the ecosystem in critical areas.
- Wilburton is one of the few critical areas remaining in the USA in a city with a similar population. Cumulative mitigations have not been established. Critical area residential zoning density should be maintained.

Given the unpredictable economy and increasing options for remote work, Alternative 3 is not a desirable choice for the following reasons :

1. Alternative 2 OR a different alternative will provide for more flexibility with a changing economy and job market.
2. Consider that on average, individuals are likely to transition to different jobs, each in a different location approximately six times throughout their lifetime.
3. Employers are increasingly embracing remote work options and reducing their reliance on office spaces. The projected growth of 35,000 may be too ambitious. It is important to consider that reversing the environmental impact caused by such growth is unlikely to occur.
4. Alternative 3 does not ensure the job market and economic needs are met for different income levels. People who move to Bellevue without jobs and in a vulnerable market may be at high risk for challenges of displacement, homelessness, drug use, illegal drug sales, acute mental illness secondary to drug use, susceptible to drug related crimes, and increasing medical needs. Isolation, loneliness, and homelessness lead to declining health and well-being. This is evident in the city of Seattle where people attracted to Seattle's resources continued to live without jobs and homelessness.
5. The world is facing a dramatic climate change. Temperatures are rapidly rising, and researchers using US Forest Service Inventory data show that increasing temperatures are causing growth declines and slower growth in younger trees. Mature trees remove carbon dioxide in the atmosphere and mitigate the carbon dioxide by 25% while also removing air pollution, naturally and for free. The ability of trees to soak up carbon dioxide makes them a valuable weapon fighting against rising temperatures. *(3) Alternative 3 will cause the greatest effect on changing temperatures in residential areas. Consider a tree code.
6. Preservation of mature trees are essential for cooling stream temperatures for all aquatic and land wildlife and are part of their sensitive ecosystem.
7. Prioritize science and data. Oppose a recommended over development one size fits all approach including the Bellevue Commerce PLUSH Committee recommendations with 10% FAR and minimum setbacks. These are not reasonable principles and certainly not based on science and data. A one size fits all approach is not considering neighborhoods with diverse types of land.
8. Ensure housing typologies and pace of growth within neighborhoods are properly aligned. Consider developing housing options that complement the scale and character of the different neighborhoods.



District	Designation
Bel-Red	
Bel-Red-Medical Office	Bel-Red-MO
Bel-Red-Medical Office Node	Bel-Red-MO-1
Bel-Red Office/Residential	BR-OR
Bel-Red-Office/Residential Node 1	Bel-Red-OR-1
Bel-Red-Office/Residential Node 2	Bel-Red-OR-2
Bel-Red-Residential/Commercial Node 1	Bel-Red-RC-1
Bel-Red-Residential/Commercial Node 2	Bel-Red-RC-2
Bel-Red-Residential/Commercial	Bel-Red-RC-3
Bel-Red-Commercial/Residential	Bel-Red-CR
Bel-Red-Residential	Bel-Red-R
Bel-Red-General Commercial	Bel-Red-GC
Bel-Red-Office/Residential Transition	Bel-Red-ORT

BelRed Development and Wilburton

The 900-acre BelRed development is less than a block away from Wilburton.

- By 2030, the BelRed 900-acre development is expected to generate 10,000 new jobs.
- By 2030 the BelRed development is expected to generate 5,000 housing units.
- 2,514 housing units are being reviewed for construction as of December 2022.
- 6,433 parking spaces are currently being reviewed for the BelRed housing and business development – (This will cause significant traffic, noise, and air pollution.)

The Wilburton Vision Implementation will include another growth development with another 5,000 plus additional housing units on NE 116th.

Wilburton will be affected by tremendous growth. I support the inception and reinstatement of the following Wilburton/NE 8th Subarea Plan Goals:

"Wilburton/NE 8th Subarea Plan Goals

· To separate residential, recreational, and open space areas from commercial areas and to protect space.

· To improve pedestrian accessibility and attractiveness of commercial areas for residents of Bellevue.

To support the provision of commercial services in Wilburton that complement Downtown..."

and:

"...Protecting residential neighborhoods from increased commercial development and traffic, enhancing existing retail areas, and establishing clear boundaries between differing land uses are the Subarea's major issues."

I also support the following the inception of **Land Use Policies** that aligned with the Wilburton/NE 8th Subarea Plan:

"...POLICYS-WI-1. Protect residential areas from impacts of other uses by maintaining the current boundaries between residential and non-residential areas.

and the previous policies protecting and preserving Wilburton's natural determinants, Wilburton's **Natural Determinants Policies**. The natural environment in our Wilburton neighborhood plays an essential role that provides residents with a profound sense of well-being.

Wilburton Natural Determinants Policies:

"Policies

POLICYS-WI-16. Protect and enhance streams, drainage ways, and wetlands in the Kelsey Creek Basin.

POLICYS-WI-17. Prevent development from intruding into the floodplain of Kelsey Creek.

POLICYS-WI-18. Development should not interfere with Lake Bellevue as a drainage storage area identified in the City's Storm Drainage Plan."

Photos of the Critical Areas

Below are a few photos of wildlife in our cul-de-sac and photos of some of our critical areas in neighboring streets:



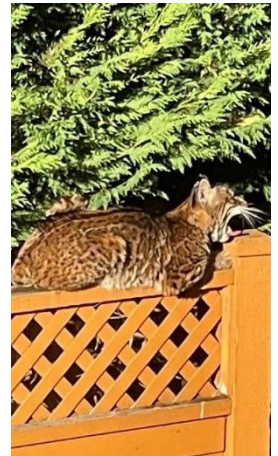
Red-tailed Hawk on neighbor's roof in Wilburton.



Another Hawk on a neighbor's Tree.



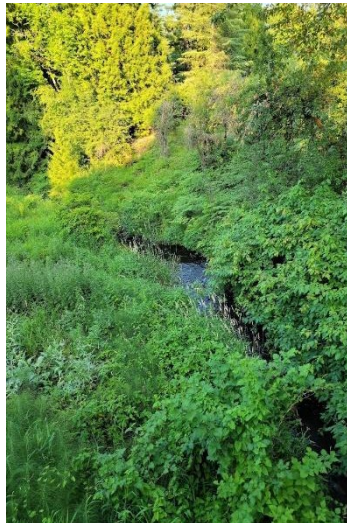
A Great Blue Heron, a Priority Species.



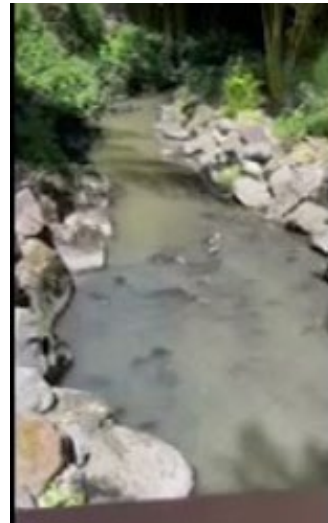
A Bobcat on my neighbor's Fence



A Bald Eagle flying over my neighbor's roof.



The Kelsey Creek on our street yesterday. Chinook (endangered species), Coho, and Sockeye salmon spawn in Kelsey Creek.



Kelsey Creek in our neighbor's yard was unusually dirty last week.

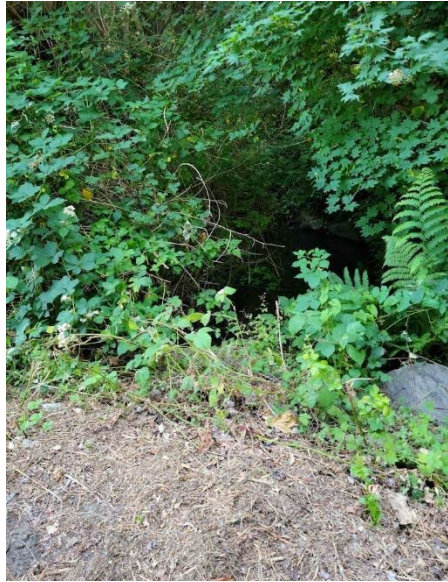


Marsh land under a bridge in a neighboring street on 132nd.

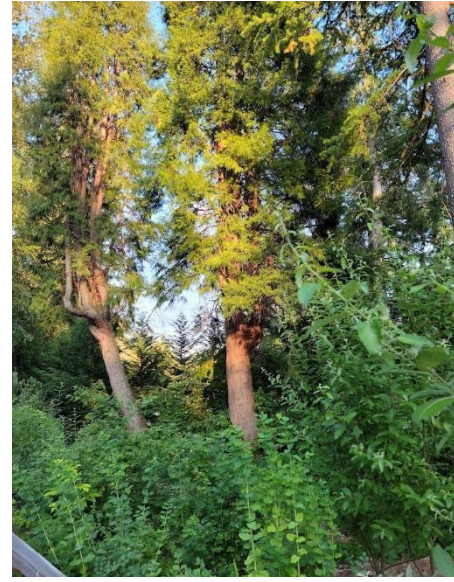
The neighborhood is in a critical area with many mature tree canopies. This area is being designated for R-Suburban, with single-family, duplexes, and cottage housing. Critical areas with many tree canopies would benefit remaining as low density housing (BCC 20.25H). Removing tree canopies negatively impact the already affected water and air temperatures, and the ecosystem and survival of Wilburton's wildlife. The sensitive ecosystem cannot be recovered with mitigation.



**Tall Firs in Wilburton
across of Bel-Red. Homes
are surrounded by trees.**



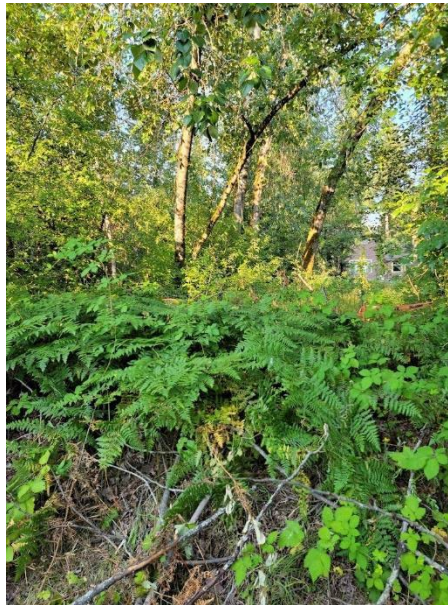
**Goff Creek on 132nd where
priority Cutthroat Trout live.**



**A backyard of a Wilburton
home.**



**Dense tree canopies in the
Wilburton area that cools
water and air temperatures.**



**Wilburton home
surrounded by marsh.**



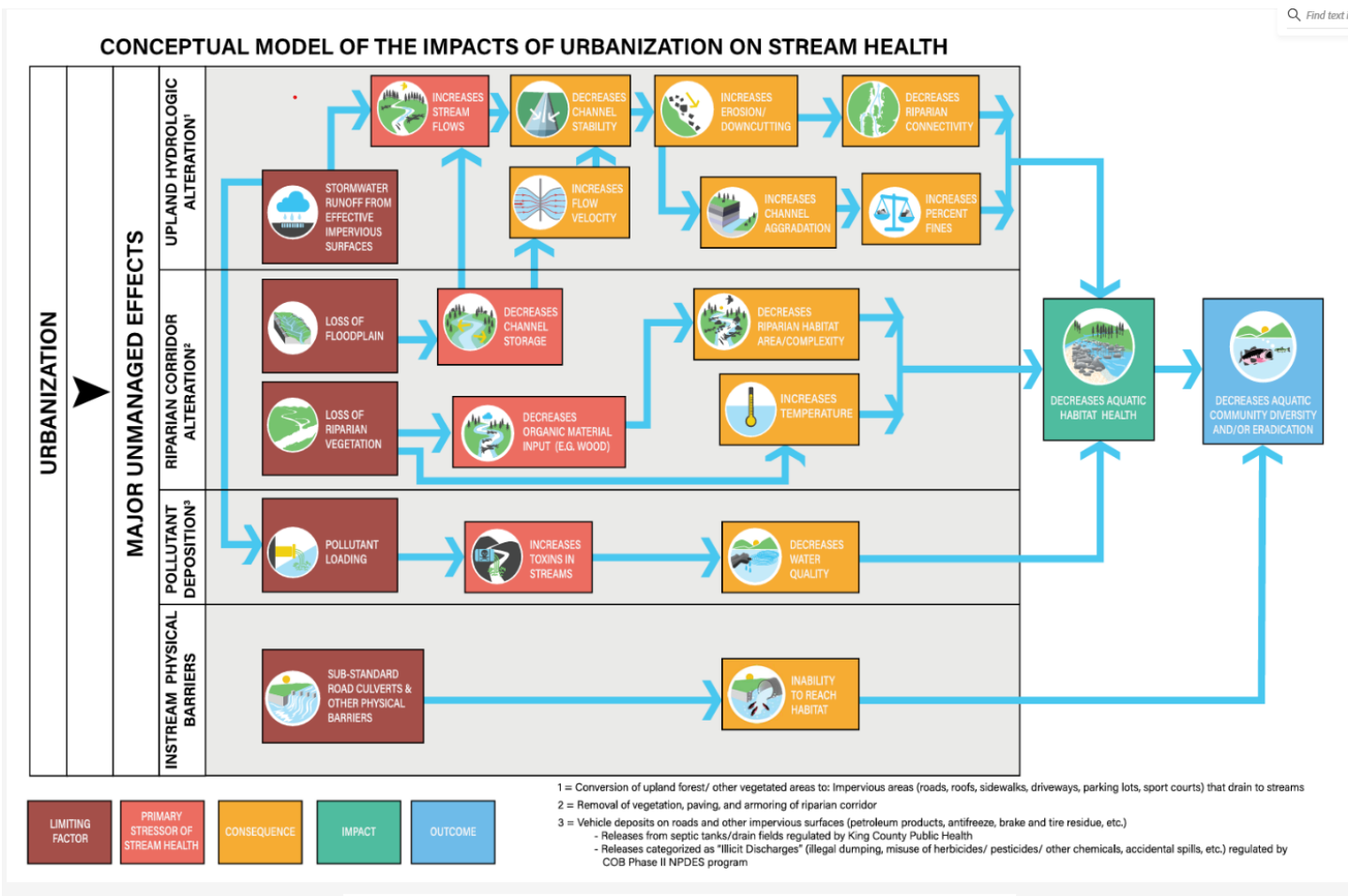
**Homes in Wilburton, another
example of the surrounding
ecosystem which includes
Goff Creek and Kelsey Creek.**

“The land cover in the Greater Kelsey Creek Watershed is typical of urban watersheds with a lower percentage of tree canopy and higher percentage of impervious surface ... Within Bellevue, ownership of the riparian corridor across all of the subbasins within the Greater

Kelsey Creek Watershed is approximately 90 percent private property and 10 percent publicly owned (primarily parks)..."

Factors Affecting the Health of the Greater Kelsey Creek Watershed (1)

1. **Pollutant Loading:** Stormwater runoff from impervious surfaces includes road runoff, pollutants, contribute to the worsening habitat water quality for fish and wildlife.
2. **Stormwater Runoff from Effective Impervious Surfaces:** The City's flow control for new development has shown not to be effective at protecting streams from erosion.
3. **Road Culverts and Other Physical Barriers:** A number of physical barriers including undocumented barriers on private properties preventing fish passage for spawning and/or rearing have been identified in all the streams of the Greater Kelsey Creek Watershed.
4. **Loss of Floodplain and Riparian Function:** Urban development has confined and reduced the natural occurrence of wood entering many of the stream reaches in the Watershed. Tree canopies are becoming largely concentrated in parks reducing floodplain storage. This is leading to high velocities and flowrates. The City has invested tens of millions of dollars in the Greater Kelsey Creek Watershed over the past 15 years on in-stream projects that include repairing stormwater outfalls, stabilizing stream slopes, removing fish passage barriers, catching and removing fine sediment, and improving conveyance.



Laws Protecting Wilburton Critical Areas

WAC 365-196-580 Integration with the Shoreline Management Act

The Shoreline Management Act adds goals and policies as set forth under RCW 90.58.020 with equal order of priority goals under 36.70A.020.

Wilburton has the **Kelsey Creek Watershed System**, which includes **Goff Stream**, and is subject to Bellevue City Code Part 20.25H Critical Areas Overlay District. (1) :

“Critical Areas

Critical areas are parts of the landscape afforded special protection because they provide unique environmental functions that are difficult, if not impossible, to replace. The code protects six types of critical areas:

Streams and Riparian Areas

([LUC 20.25H.075](#)) Streams are classified into four types, based on their flow and capacity to support fish. Artificial channels (e.g., ditches) are generally not protected, unless they are used by salmonids or convey a stream that previously occurred naturally in that location.

A healthy stream needs healthy riparian areas along its banks and floodplain. Riparian vegetation provides shade, which protects water quality; retains soil, which prevents erosion that can affect salmon spawning and feeding areas; holds back flood flows; and provides wildlife habitat and the large woody debris that stores sediments, slows flood velocities, and creates good fish habitat.

Wetlands

([LUC 20.25H.095](#)) Wetlands include the vegetated edges of ponds and areas commonly called swamps, marshes, and bogs. Frequently, their water is only visible in the spring. Wetlands are classified into four categories, based on a combination of habitat, water quality, and flood-flow-reduction functions.

Wetlands provide rearing and foraging habitats for fish and wildlife and food chain support for downstream waters. Wetlands provide natural water quality improvement; flood-flow reduction and storage; shoreline erosion protection; and opportunities for passive recreation. Many urban wetlands are heavily disturbed, but still provide valuable water quality treatment and flood-flow reduction.

Habitats for Species of Local Importance

([LUC 20.25H.150](#)) Species of local importance are specifically recognized local populations of native species that are at risk of being lost from Bellevue—western pond turtle, Oregon spotted frog, western toad, Chinook salmon, bull trout, coho salmon, river lamprey, bald eagle, peregrine falcon, common loon, pileated woodpecker, Vaux's swift, merlin, western grebe, great blue heron, osprey, green heron, red-tailed hawk, western big-eared bat, Keen's myotis (bat), long-legged myotis (bat), and long-eared myotis (bat)—and whose presence can be an indicator of environmental health.

Habitats for these species provide the food, water, nesting/rearing, and cover necessary to support their populations. Protected habitats include naturally occurring ponds under 20 acres, concentrations of dead trees, caves and roosting structures, and large stands of conifers.

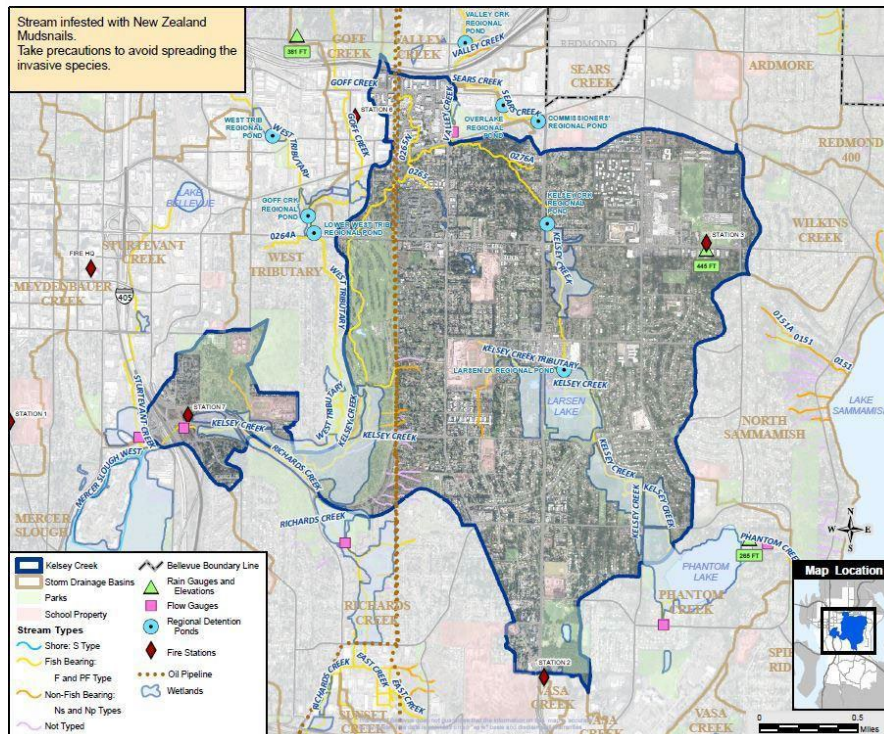
Geological Hazard Areas

([LUC 20.25H.120](#)) Geological hazard areas—landslide hazard areas, steep slopes, and coal mine hazard areas—are areas susceptible to erosion, sliding, earthquake, or other geological events. Because of their conditions, these areas pose a threat to health and safety when development is sited too close.

Geological hazard areas are regulated mainly for these safety reasons but also for their habitat values. Several of Bellevue's large blocks of forest are on steep slopes, providing wildlife habitat and important movement corridors. Steep slopes can also be conduits for groundwater draining from hillsides to form the headwaters of wetlands and streams.

Flood Hazard Areas

(LUC 20.25H.175) Flood hazard areas are those subject to 100-year floods (identified on FEMA Flood Insurance Rate Maps). These areas are designated to protect development from flooding and to protect the inherent functions of floodplains. Undeveloped floodplains store water and slow the downstream delivery of flood flows, reducing the impacts of a flood and recharging wetlands, streams and underground aquifers. Floodplain development reduces the floodplain's water storage capacity and puts valued property and infrastructure in the path of floodwaters. Runoff from impervious surfaces changes flood size and frequency and can degrade water quality."



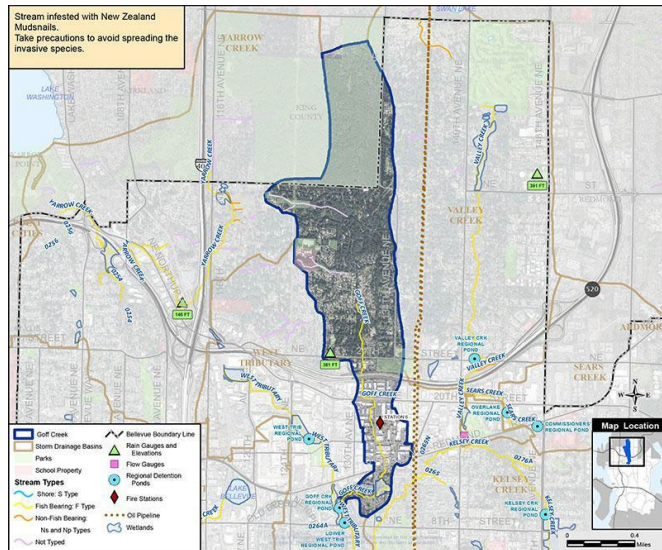
Kelsey Creek Drainage Details (City of Bellevue) *(2)

Salmon Present in the Basin

- Chinook*+
- Coho+
- Sockeye
- Cutthroat Trout

* Listed Federal Endangered Species

+ City Species of Local Importance (Bellevue Land Use Code 20.25H.150A)



GOFF Creek – (City of Bellevue) *(2)

Salmon Present in the Basin

- Chinook*+
- Coho+
- Sockeye
- Rainbow & Cutthroat Trout

* Listed Federal Endangered Species

+ City Species of Local Importance (Bellevue Land Use Code 20.25H.150A)

Our Wilburton subarea is expected to grow. We sincerely hope that measures will be taken to ensure the growth is accompanied by safeguards that prioritize the safety of our neighborhood and preserve the unique environment that makes Wilburton so special. Being one of the few areas with tree canopies in a city of this size in the entire USA, the preservation of our environment was a primary factor in our decision to live here. I appreciate the opportunity to work with our city to provide housing and an inclusive community.

Sincerely,

Jiang Wu and his family
12814 NE 4th PL, Bellevue, WA

- (1) City of Bellevue Watershed Management Plan
- (2) <https://bellevuewa.gov/city-government/departments/utilities/conservation-and-the-environment/drainage-basins/kelsey-creek-basin-drainage-details>
- (3) [Climate change: Trees 'most effective solution' for warming - BBC News](#)

Johnson, Thara

From: phyllisjwhite@comcast.net
Sent: Tuesday, July 11, 2023 7:55 PM
To: Malakoutian, Mohammad; Ferris, Carolynn; Goeppele, Craighton; Bhargava, Vishal; Brown, Karol; Cuellar-Calad, Luisa; Khanloo, Negin
Cc: Robertson, Jennifer S.; PlanningCommission
Subject: Public Comments for Planning Commission Meeting 7-12-23
Attachments: Public Comments 7-12-23 for Phyllis White.docx

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

Dear Chair Ferris, Vice Chair Bhargava, Commissioners, and Councilmember Robertson,

Attached is my public comment for the 7-12-23 Planning Commission meeting.

Thank you.

Best regards,

Phyllis White

Please include me as a party of record.

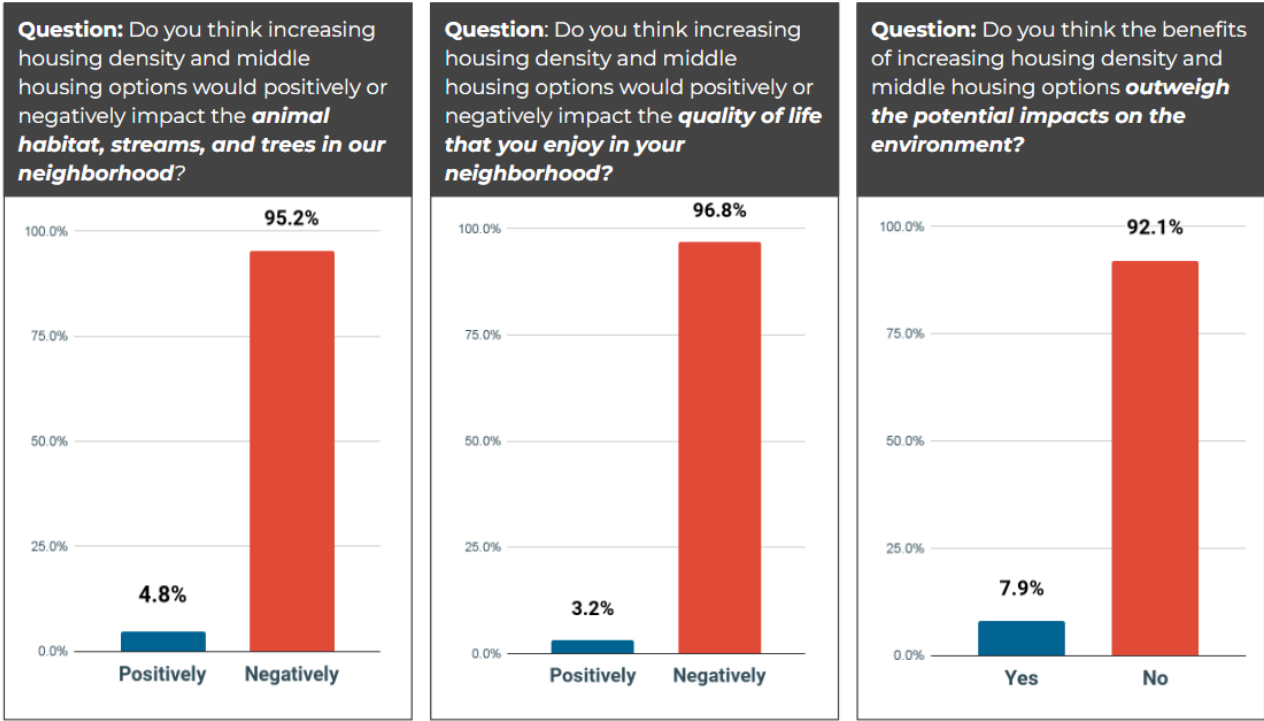
Dear Chair Ferris, Vice Chair Bhargava, Commissioners, and Councilmember Robertson,

Thank you for the opportunity to comment on the City of Bellevue 2024–2044 Comprehensive Plan Periodic Update and Wilburton Vision Implementation EIS. My name is Phyllis White and I am a Bellevue resident.

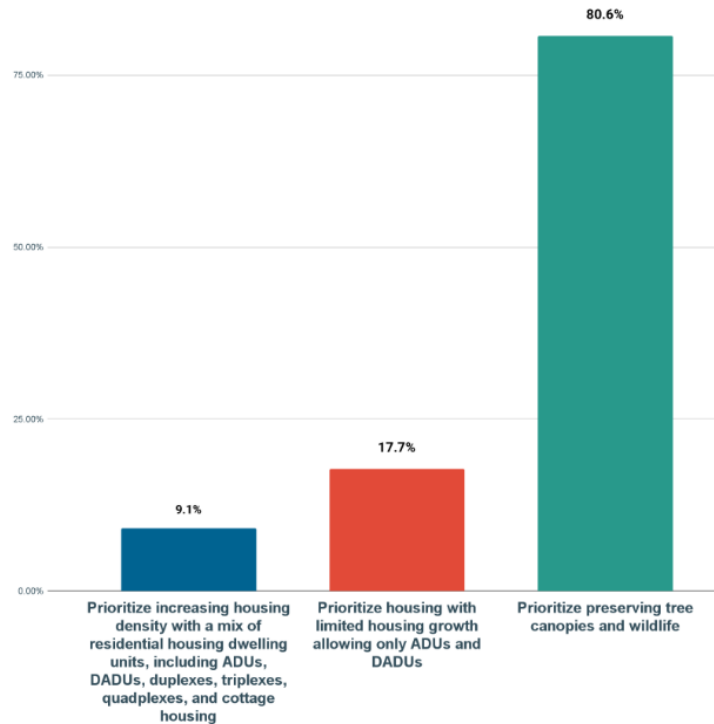
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Here are key priorities that our Wilburton neighborhood considers significant and important:

- Prioritize the preservation of Wilburton’s environmental ecosystem as they are essential for the health and integrity of Wilburton’s critical areas. A survey was undertaken, reaching out to every Wilburton accessible Wilburton home on our single-family residential streets nearest to Bel-Red. The survey results below show that the majority of residents prioritize the preservation of their neighborhood environment over housing density.



Question:
If given the choice, would you prefer the Wilburton Subarea to **prioritize preserving the streams, tree canopies and the wildlife that depend on them or increasing housing density?**



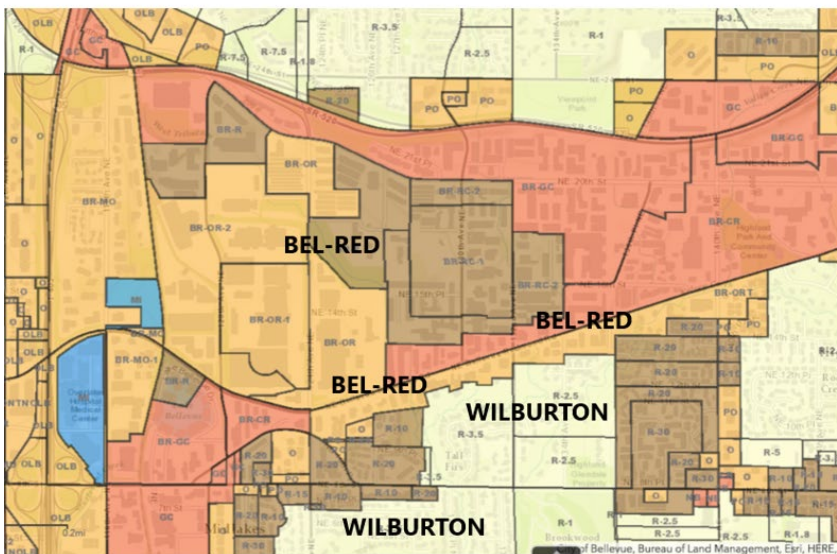
- Inform and ask Neighborhood Associations to reach out to their residents in an impartial, unbiased manner for input and feedback. Stress the need for an engagement process that allows ideas and avoids predetermined outcomes. This will ensure a transparent and inclusive process.
- Prioritize neighborhood residents who have vested interests in their community and are directly impacted. Bellevue residents encompass a rich diversity and a spirit of inclusivity and should be adequately represented.
- Homes should fit the scale and character of their neighborhoods. Additionally, it is important to set height requirements that align with the surrounding homes.
- Consider requirements for the cumulative effects of housing density laws on climate temperatures, traffic, noise, air pollution, water pollution, and other environmental factors in neighborhoods and their maximum mitigation limits before a FEIS.
- Residential homes in critical areas need special considerations. The cumulative effects on critical areas need measured mitigation. The Wilburton neighborhood nearest to the Bel-Red development, for example, is in a critical area. Critical area setbacks of 200 feet from open streams should be a requirement for all of the properties in this area. Requiring preservation of mature tree canopies are essential for the ecosystem in critical areas.
- Wilburton is one of the few critical areas remaining in the USA in a city with a similar population. Cumulative mitigations have not been established. Critical area residential zoning density should be maintained.

Given the unpredictable economy and increasing options for remote work, Alternative 3 is not a desirable choice for the following reasons :

1. Alternative 2 OR a different alternative will provide for more flexibility with a changing economy and job market.
2. Consider that on average, individuals are likely to transition to different jobs, each in a different location approximately six times throughout their lifetime.

3. Employers are increasingly embracing remote work options and reducing their reliance on office spaces. The projected growth of 35,000 may be too ambitious. It is important to consider that reversing the environmental impact caused by such growth is unlikely to occur.
4. Alternative 3 does not ensure the job market and economic needs are met for different income levels. People who move to Bellevue without jobs and in a vulnerable market may be at high risk for challenges of displacement, homelessness, drug use, illegal drug sales, acute mental illness secondary to drug use, susceptible to drug related crimes, and increasing medical needs. Isolation, loneliness, and homelessness lead to declining health and well-being. This is evident in the city of Seattle where people attracted to Seattle's resources continued to live without jobs and homelessness.
5. The world is facing a dramatic climate change. Temperatures are rapidly rising, and researchers using US Forest Service Inventory data show that increasing temperatures are causing growth declines and slower growth in younger trees. Mature trees remove carbon dioxide in the atmosphere and mitigate the carbon dioxide by 25% while also removing air pollution, naturally and for free. The ability of trees to soak up carbon dioxide makes them a valuable weapon fighting against rising temperatures.
*(3) Alternative 3 will cause the greatest effect on changing temperatures in residential areas. Consider a tree code.
6. Preservation of mature trees are essential for cooling stream temperatures for all aquatic and land wildlife and are part of their sensitive ecosystem.
7. Prioritize science and data. Oppose a recommended over development one size fits all approach including the Bellevue Commerce PLUSH Committee recommendations with 10% FAR and minimum setbacks. These are not reasonable principles and certainly not based on science and data. A one size fits all approach is not considering neighborhoods with diverse types of land.
8. Ensure housing typologies and pace of growth within neighborhoods are properly aligned. Consider developing housing options that complement the scale and character of the different neighborhoods.

BelRed Development and Wilburton



District	Designation
Bel-Red	Bel-Red
Bel-Red-Medical Office	Bel-Red-MO
Bel-Red-Medical Office Node	Bel-Red-MO-1
Bel-Red-Office/Residential	BR-OR
Bel-Red-Office/Residential Node 1	Bel-Red-OR-1
Bel-Red-Office/Residential Node 2	Bel-Red-OR-2
Bel-Red-Residential/Commercial Node 1	Bel-Red-RC-1
Bel-Red-Residential/Commercial Node 2	Bel-Red-RC-2
Bel-Red-Residential/Commercial	Bel-Red-RC-3
Bel-Red-Commercial/Residential	Bel-Red-CR
Bel-Red-Residential	Bel-Red-R
Bel-Red-General Commercial	Bel-Red-GC
Bel-Red-Office/Residential Transition	Bel-Red-ORT

The 900-acre BelRed development is less than a block away from Wilburton.

- By 2030, the BelRed 900-acre development is expected to generate 10,000 new jobs.
- By 2030 the BelRed development is expected to generate 5,000 housing units.
- 2,514 housing units are being reviewed for construction as of December 2022.
- 6,433 parking spaces are currently being reviewed for the BelRed housing and business development – (This will cause significant traffic, noise, and air pollution.)

The Wilburton Vision Implementation will include another growth development with another 5,000 plus additional housing units on NE 116th.

Wilburton will be affected by tremendous growth. I support the inception and reinstatement of the following Wilburton/NE 8th Subarea Plan Goals:

"Wilburton/NE 8th Subarea Plan Goals

- **To separate residential, recreational, and open space areas from commercial areas and to protect space.**

- **To improve pedestrian accessibility and attractiveness of commercial areas for residents of Bellevue.**

To support the provision of commercial services in Wilburton that complement Downtown..."

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"...Protecting residential neighborhoods from increased commercial development and traffic, enhancing existing retail areas, and establishing clear boundaries between differing land uses are the Subarea's major issues."

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"...POLICYS-WI-1. Protect residential areas from impacts of other uses by maintaining the current boundaries between residential and non-residential areas.

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Photos of the Critical Areas

Below are a few photos of wildlife in our cul-de-sac and photos of some of our critical areas in neighboring streets:



Red-tailed Hawk on neighbor's roof in Wilburton.



Another Hawk on a neighbor's Tree.



A Great Blue Heron, a Priority Species.



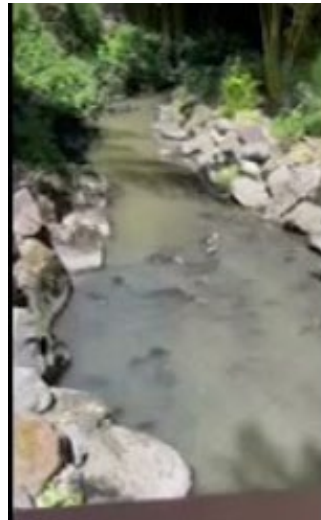
A Bobcat on my neighbor's Fence



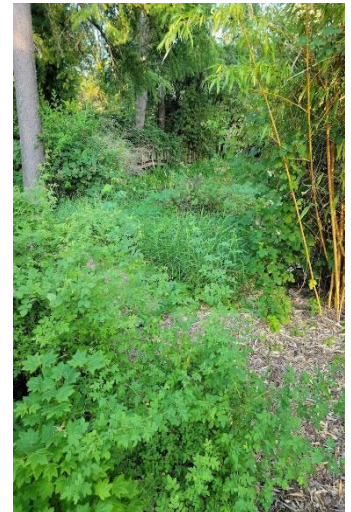
A Bald Eagle flying over my neighbor's roof.



The Kelsey Creek on our street yesterday. Chinook (endangered species), Coho, and Sockeye salmon spawn in Kelsey Creek.



Kelsey Creek in our neighbor's yard was unusually dirty last week.



Marsh land under a bridge in a neighboring street on 132nd.

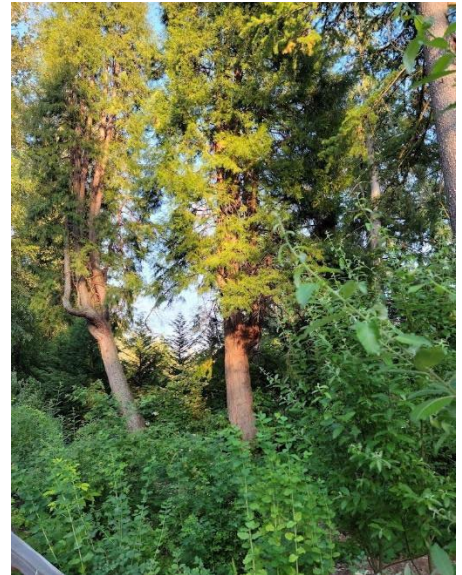
The neighborhood is in a critical area with many mature tree canopies. This area is being designated for R-Suburban, with single-family, duplexes, and cottage housing. Critical areas with many tree canopies would benefit remaining as low density housing (BCC 20.25H). Removing tree canopies negatively impact the already affected water and air temperatures, and the ecosystem and survival of Wilburton's wildlife. The sensitive ecosystem cannot be recovered with mitigation.



Tall Firs in Wilburton across of Bel-Red. Homes are surrounded by trees.



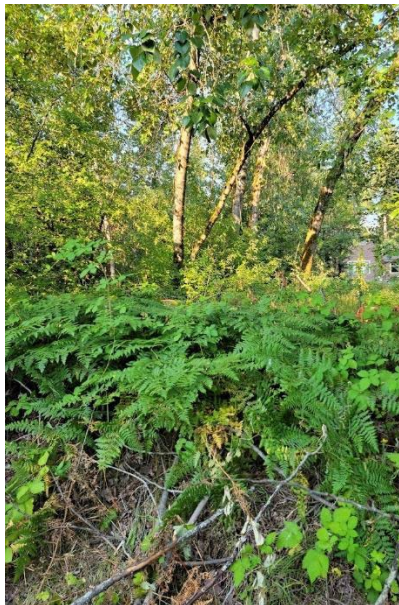
Goff Creek on 132nd where priority Cutthroat Trout live.



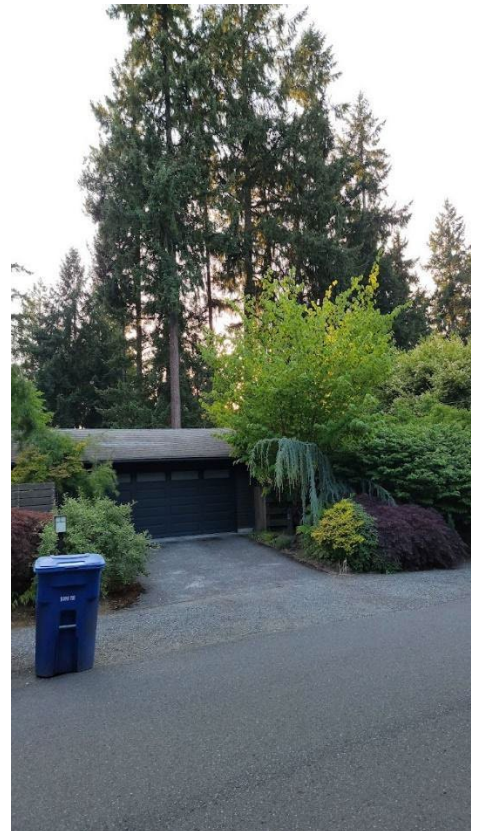
A backyard of a Wilburton home.



Dense tree canopies in the Wilburton area that cools water and air temperatures.



Wilburton home surrounded by marsh.

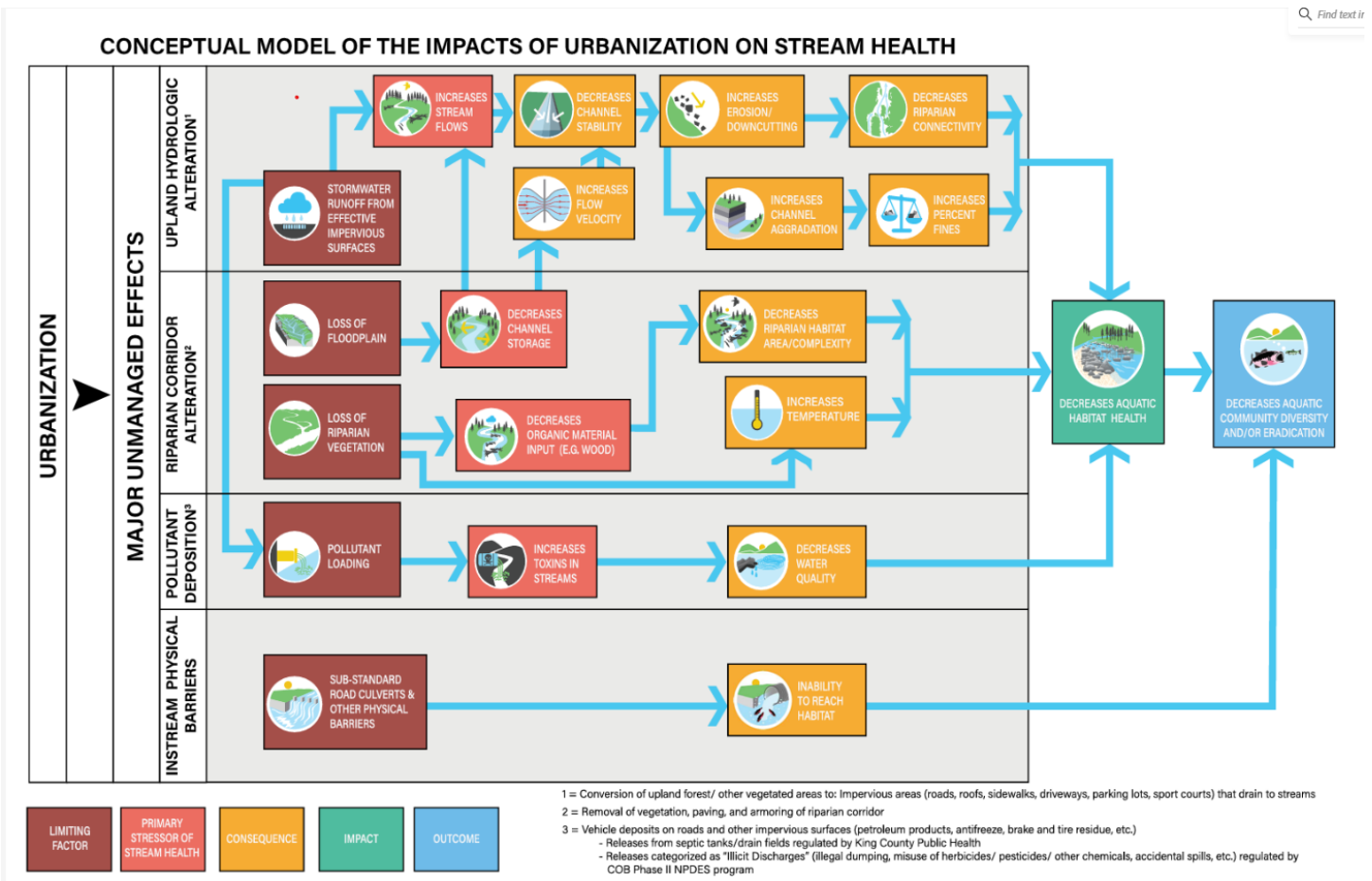


Homes in Wilburton, another example of the surrounding ecosystem which includes Goff Creek and Kelsey Creek.

“The land cover in the Greater Kelsey Creek Watershed is typical of urban watersheds with a lower percentage of tree canopy and higher percentage of impervious surface ...Within Bellevue, ownership of the riparian corridor across all of the subbasins within the Greater Kelsey Creek Watershed is approximately 90 percent private property and 10 percent publicly owned (primarily parks)...”

Factors Affecting the Health of the Greater Kelsey Creek Watershed (1)

1. **Pollutant Loading:** Stormwater runoff from impervious surfaces includes road runoff, pollutants, contribute to the worsening habitat water quality for fish and wildlife.
2. **Stormwater Runoff from Effective Impervious Surfaces:** The City's flow control for new development has shown not to be effective at protecting streams from erosion.
3. **Road Culverts and Other Physical Barriers:** A number of physical barriers including undocumented barriers on private properties preventing fish passage for spawning and/or rearing have been identified in all the streams of the Greater Kelsey Creek Watershed.
4. **Loss of Floodplain and Riparian Function:** Urban development has confined and reduced the natural occurrence of wood entering many of the stream reaches in the Watershed. Tree canopies are becoming largely concentrated in parks reducing floodplain storage. This is leading to high velocities and flowrates. The City has invested tens of millions of dollars in the Greater Kelsey Creek Watershed over the past 15 years on in-stream projects that include repairing stormwater outfalls, stabilizing stream slopes, removing fish passage barriers, catching and removing fine sediment, and improving conveyance.



Laws Protecting Wilburton Critical Areas

WAC 365-196-580 Integration with the Shoreline Management Act

The Shoreline Management Act adds goals and policies as set forth under RCW 90.58.020 with equal order of priority goals under 36.70A.020.

Wilburton has the **Kelsey Creek Watershed System**, which includes **Goff Stream**, and is subject to Bellevue City Code Part 20.25H Critical Areas Overlay District. (1) :

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A healthy stream needs healthy riparian areas along its banks and floodplain. Riparian vegetation provides shade, which protects water quality; retains soil, which prevents erosion that can affect salmon spawning and feeding areas; holds back flood flows; and provides wildlife habitat and the large woody debris that stores sediments, slows flood velocities, and creates good fish habitat.

Wetlands

(LUC 20.25H.095) Wetlands include the vegetated edges of ponds and areas commonly called swamps, marshes, and bogs. Frequently, their water is only visible in the spring. Wetlands are classified into four categories, based on a combination of habitat, water quality, and flood-flow-reduction functions.

Wetlands provide rearing and foraging habitats for fish and wildlife and food chain support for downstream waters. Wetlands provide natural water quality improvement; flood-flow reduction and storage; shoreline erosion protection; and opportunities for passive recreation. Many urban wetlands are heavily disturbed, but still provide valuable water quality treatment and flood-flow reduction.

Habitats for Species of Local Importance

(LUC 20.25H.150) Species of local importance are specifically recognized local populations of native species that are at risk of being lost from Bellevue—western pond turtle, Oregon spotted frog, western toad, Chinook salmon, bull trout, coho salmon, river lamprey, bald eagle, peregrine falcon, common loon, pileated woodpecker, Vaux’s swift, merlin, western grebe, great blue heron, osprey, green heron, red-tailed hawk, western big-eared bat, Keen’s myotis (bat), long-legged myotis (bat), and long-eared myotis (bat)—and whose presence can be an indicator of environmental health.

Habitats for these species provide the food, water, nesting/rearing, and cover necessary to support their populations. Protected habitats include naturally occurring ponds under 20 acres, concentrations of dead trees, caves and roosting structures, and large stands of conifers.

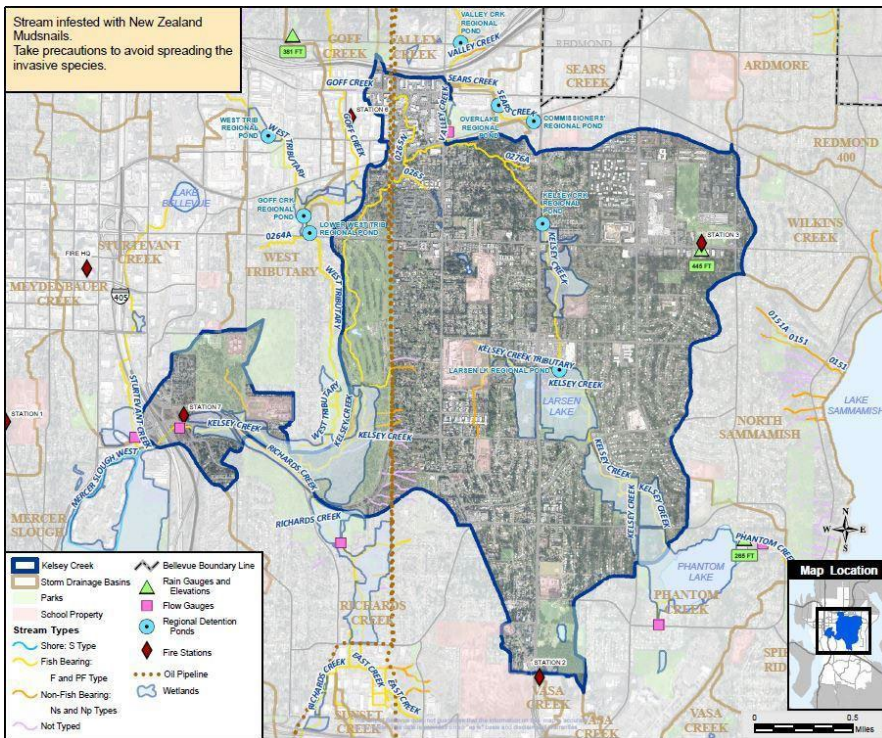
Geological Hazard Areas

(LUC 20.25H.120) Geological hazard areas—landslide hazard areas, steep slopes, and coal mine hazard areas—are areas susceptible to erosion, sliding, earthquake, or other geological events. Because of their conditions, these areas pose a threat to health and safety when development is sited too close.

Geological hazard areas are regulated mainly for these safety reasons but also for their habitat values. Several of Bellevue’s large blocks of forest are on steep slopes, providing wildlife habitat and important movement corridors. Steep slopes can also be conduits for groundwater draining from hillsides to form the headwaters of wetlands and streams.

Flood Hazard Areas

(LUC 20.25H.175) Flood hazard areas are those subject to 100-year floods (identified on FEMA Flood Insurance Rate Maps). These areas are designated to protect development from flooding and to protect the inherent functions of floodplains. Undeveloped floodplains store water and slow the downstream delivery of flood flows, reducing the impacts of a flood and recharging wetlands, streams and underground aquifers. Floodplain development reduces the floodplain’s water storage capacity and puts valued property and infrastructure in the path of floodwaters. Runoff from impervious surfaces changes flood size and frequency and can degrade water quality.”

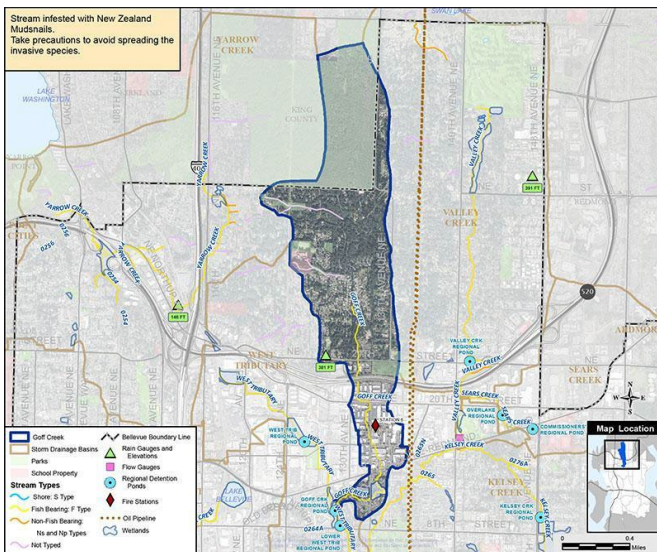


Kelsey Creek Drainage Details (City of Bellevue) *(2) Salmon Present in the Basin

- Chinook**
- Coho+
- Sockeye
- Cutthroat Trout

* Listed Federal Endangered Species

+ City Species of Local Importance (Bellevue Land Use Code 20.25H.150A)



Goff Creek – (City of Bellevue) *(2) Salmon Present in the Basin

- Chinook**
- Coho+
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- Rainbow & Cutthroat Trout

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Our Wilburton subarea is expected to grow. We sincerely hope that measures will be taken to ensure the growth is accompanied by safeguards that prioritize the safety of our neighborhood and preserve the unique environment that makes Wilburton so special. Being one of the few areas with tree canopies in a city of this size in the entire USA, the preservation of our environment was a primary factor in our decision to live here. I appreciate the opportunity to work with our city to provide housing and an inclusive community.

Sincerely,

Phyllis White
1057 134th Ave NE
Bellevue, WA 98005

1. City of Bellevue Watershed Management Plan
2. <https://bellevuewa.gov/city-government/departments/utilities/conservation-and-the-environment/drainage-basins/kelsey-creek-basin-drainage-details>
3. [Climate change: Trees 'most effective solution' for warming - BBC News](#)

From: Luke Ge <l.ge@outlook.com>
Sent: Tuesday, July 11, 2023 3:35 PM
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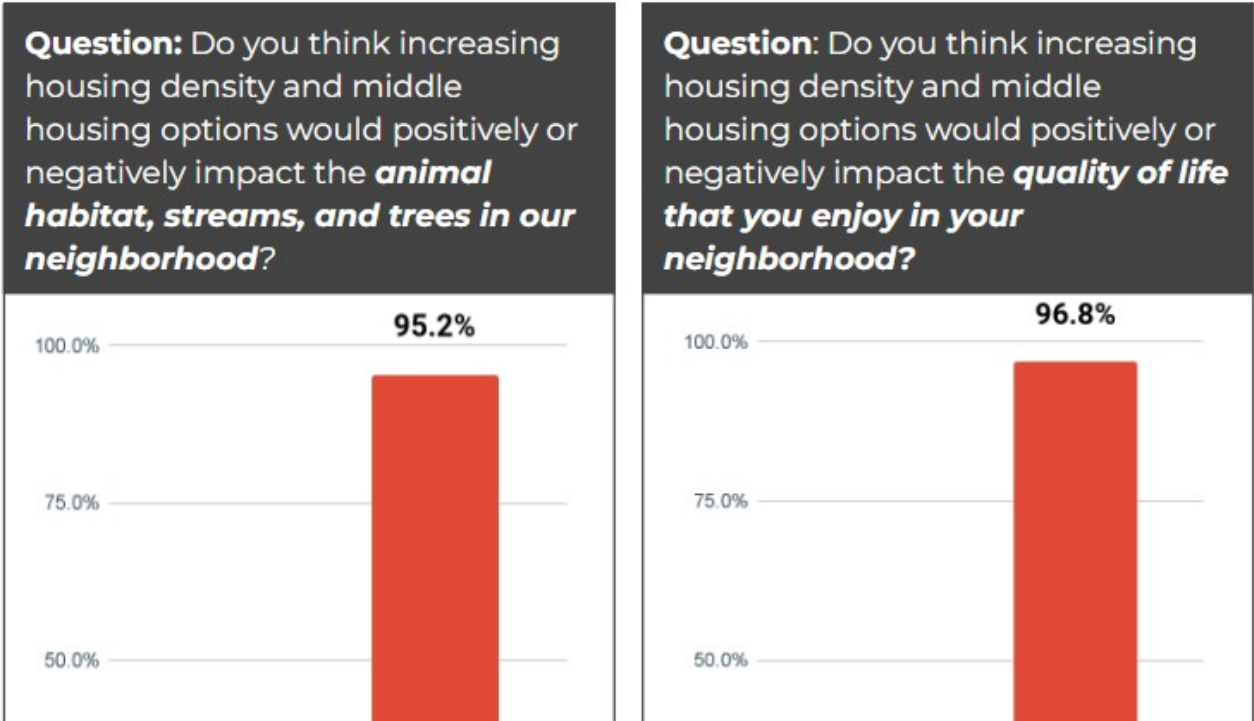
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75.00% 

50.00% 

25.00% 

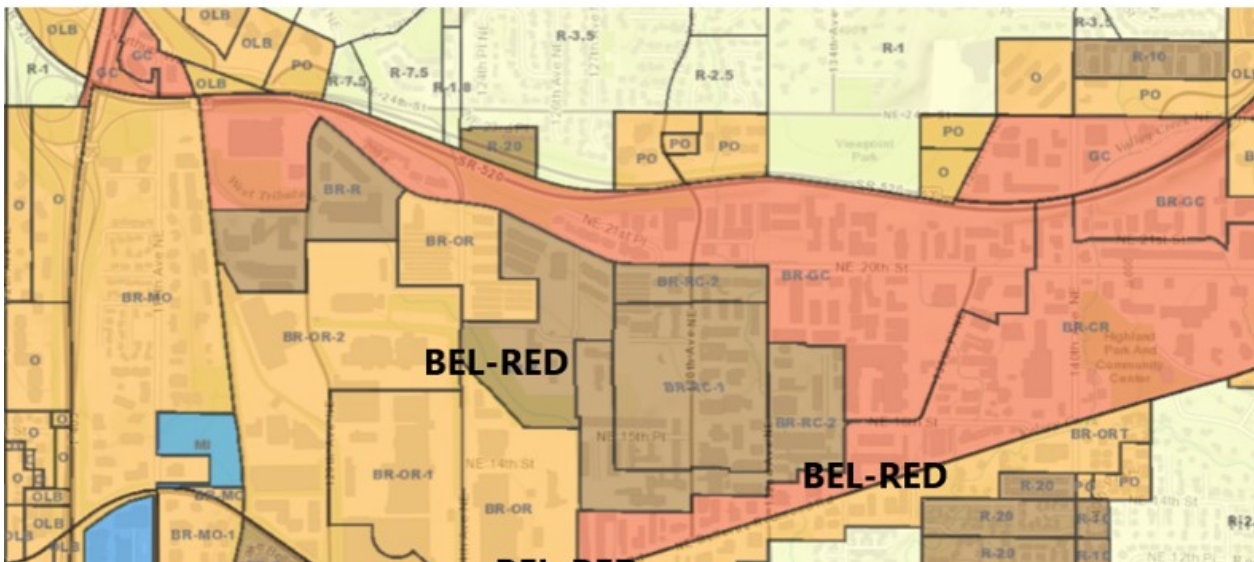
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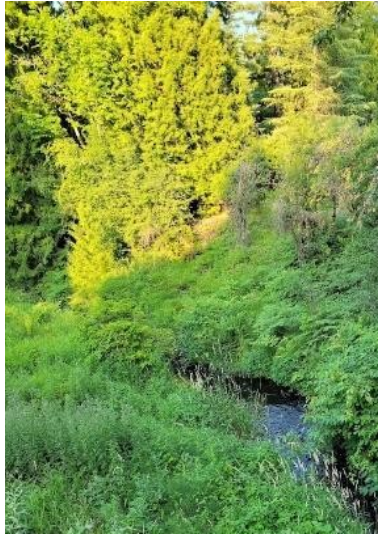
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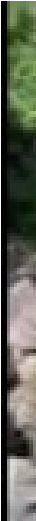
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**Ke
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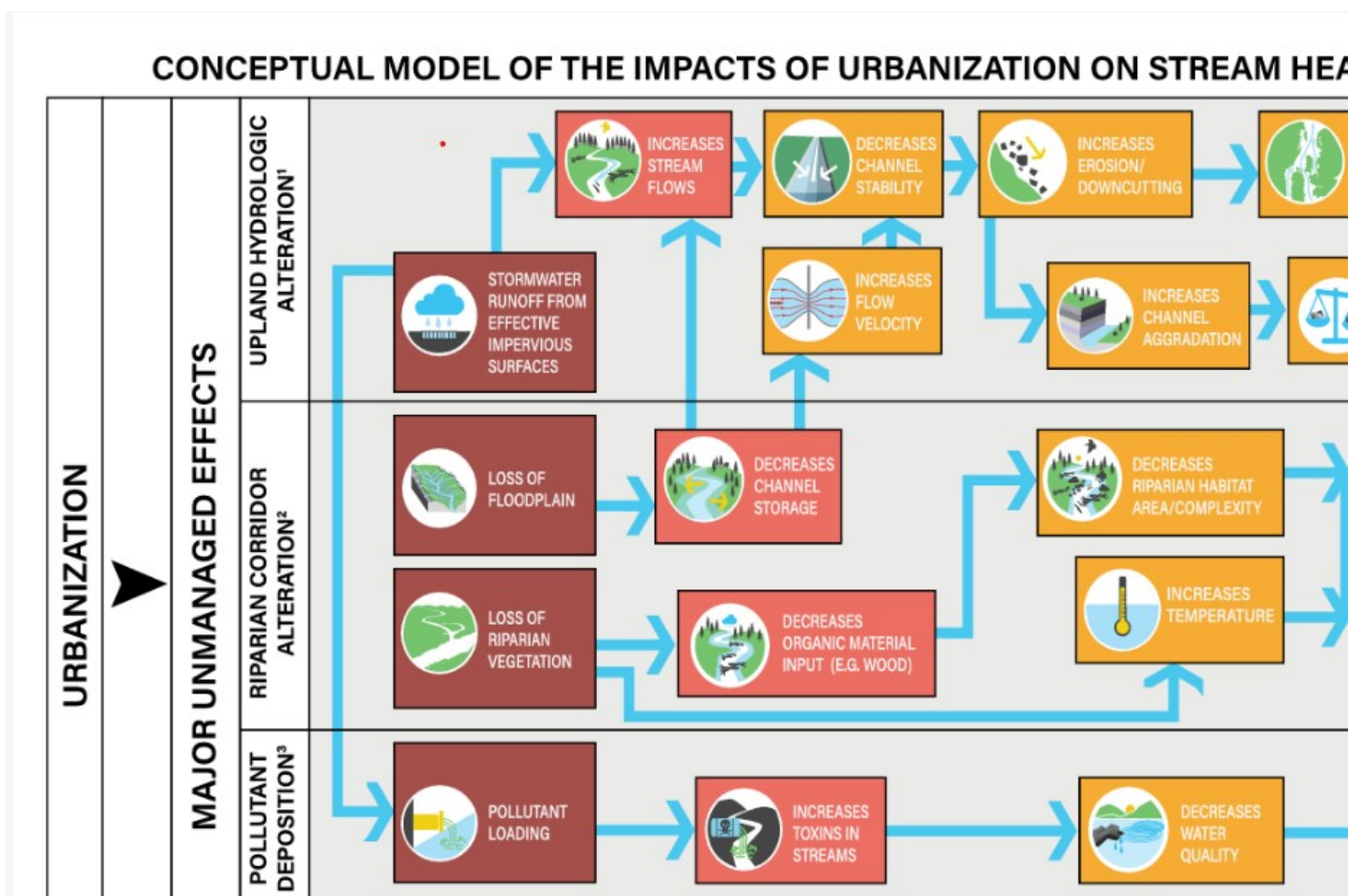


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(LUC 20.25H.150) Species of local importance are specifically recognized local populations of native species that are at risk of being lost from Bellevue—western pond turtle, Oregon spotted frog, western toad, Chinook salmon, bull trout, coho salmon, river lamprey, bald eagle, peregrine falcon, common loon, pileated woodpecker, Vaux’s swift, merlin, western grebe, great blue heron, osprey, green heron, red-tailed hawk, western big-eared bat, Keen’s myotis (bat), long-legged myotis (bat), and long-eared myotis (bat)—and whose presence can be an indicator of environmental health.

Habitats for these species provide the food, water, nesting/rearing, and cover necessary to support their populations. Protected habitats include naturally occurring ponds under 20 acres, concentrations of dead trees, caves and roosting structures, and large stands of conifers.

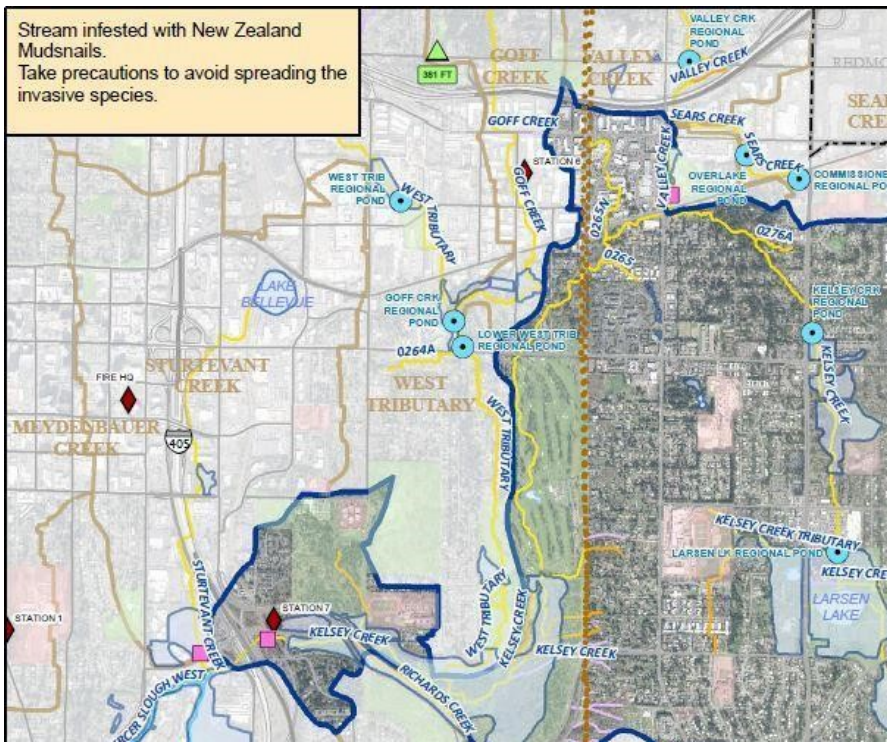
Geological Hazard Areas

(LUC 20.25H.120) Geological hazard areas—landslide hazard areas, steep slopes, and coal mine hazard areas—are areas susceptible to erosion, sliding, earthquake, or other geological events. Because of their conditions, these areas pose a threat to health and safety when development is sited too close.

Geological hazard areas are regulated mainly for these safety reasons but also for their habitat values. Several of Bellevue’s large blocks of forest are on steep slopes, providing wildlife habitat and important movement corridors. Steep slopes can also be conduits for groundwater draining from hillsides to form the headwaters of wetlands and streams.

Flood Hazard Areas

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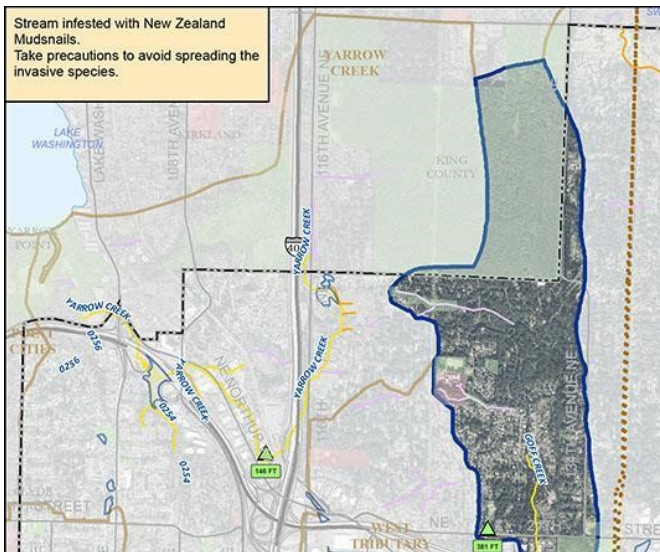


Kelsey Creek Drainage Details (City of Bellevue) *(2)
Salmon Present in the Basin

- Chinook**
- Coho+
- Sockeye
- Cutthroat Trout

* Listed Federal Endangered Species

+ City Species of Local Importance (Bellevue Land Use Code 20.25H.150A)



Goff Creek – (City of Bellevue) *(2)

Salmon Present in the Basin

- Chinook**
- Coho+
- Sockeye
- Rainbow & Cutthroat Trout

* Listed Federal Endangered Species

+ City Species of Local Importance (Bellevue Land Use Code 20.25H.150A)

Our Wilburton subarea is expected to grow. We sincerely hope that measures will be taken to ensure the growth is accompanied by safeguards that prioritize the safety of our neighborhood and preserve the unique environment that makes Wilburton so special. Being one of the few areas with tree canopies in a city of this size in the entire USA, the preservation of our environment was a primary factor in our decision to live here. I appreciate the opportunity to work with our city to provide housing and an inclusive community.

Sincerely,

Liangwei Ge

13018 NE 1st St, Bellevue WA 98005

1. City of Bellevue Watershed Management Plan
2. <https://bellevuewa.gov/city-government/departments/utilities/conservation-and-the-environment/drainage-basins/kelsey-creek-basin-drainage-details>
3. [Climate change: Trees 'most effective solution' for warming - BBC News](#)

Johnson, Thara

From: Steve Engen <sengen09@gmail.com>
Sent: Tuesday, July 11, 2023 3:27 PM
To: PlanningCommission
Subject: Letter to Planning Commission
Attachments: Letter for Public Comments 7-12-23 final copy.docx

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

Dear Bellevue Planning Commission,

Please see my letter attached and kindly consider the implications to the residents of Bellevue

Thank you,

Steve Engen

Steve Engen | Renexes LLC

CEO

[linkedin.com/in/steveengen](https://www.linkedin.com/in/steveengen)

Please include me as a party of record.

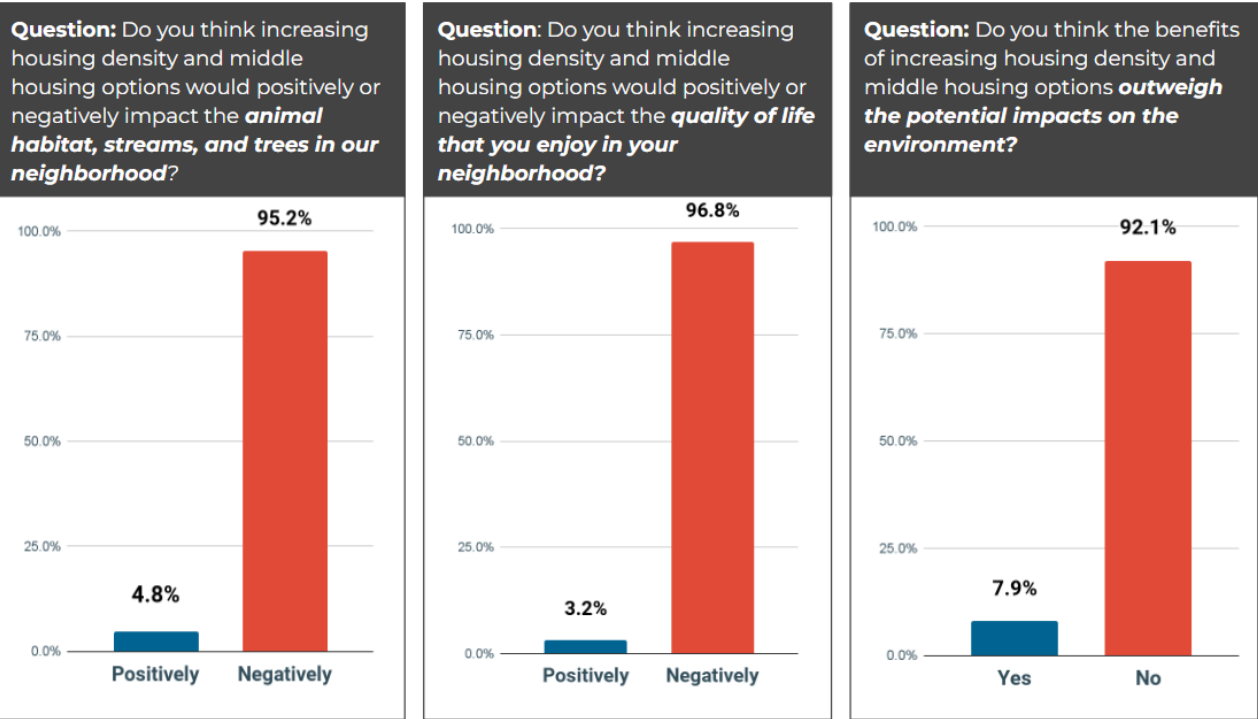
Dear Chair Ferris, Vice Chair Bhargava, Commissioners, and Councilmember Robertson,

My name is Steve Engen and I am a resident of Bellevue. Thank you for the opportunity to comment on the City of Bellevue 2024–2044 Comprehensive Plan Periodic Update and Wilburton Vision Implementation EIS.

Neighborhood subareas next to major transit systems differ in character, density, landscape, and environment. A one-size-fits-all solution does not take into account the needs and characteristics of the affected areas and the impact it will have on residents’ well-being, quality of life, and the natural environment. An approach tailored to meet our community's needs may improve the quality of life for all its residents.

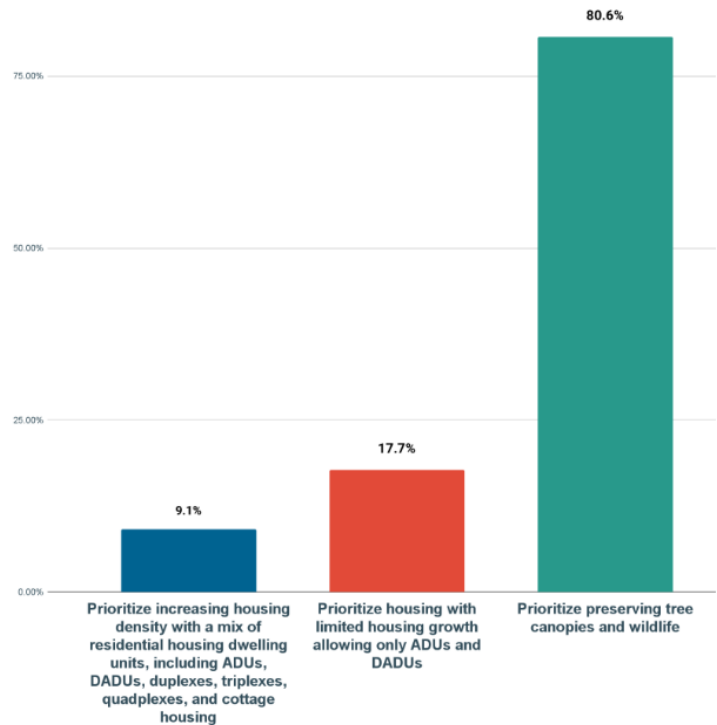
Here are key priorities that our Wilburton neighborhood considers significant and important:

- Prioritize the preservation of Wilburton’s environmental ecosystem as they are essential for the health and integrity of Wilburton's critical areas. A survey was undertaken, reaching out to every Wilburton accessible Wilburton home on our single-family residential streets nearest to Bel-Red. The survey results below show that the majority of residents prioritize the preservation of their neighborhood environment over housing density.



Question:

If given the choice, would you prefer the Wilburton Subarea to **prioritize preserving the streams, tree canopies and the wildlife that depend on them or increasing housing density?**

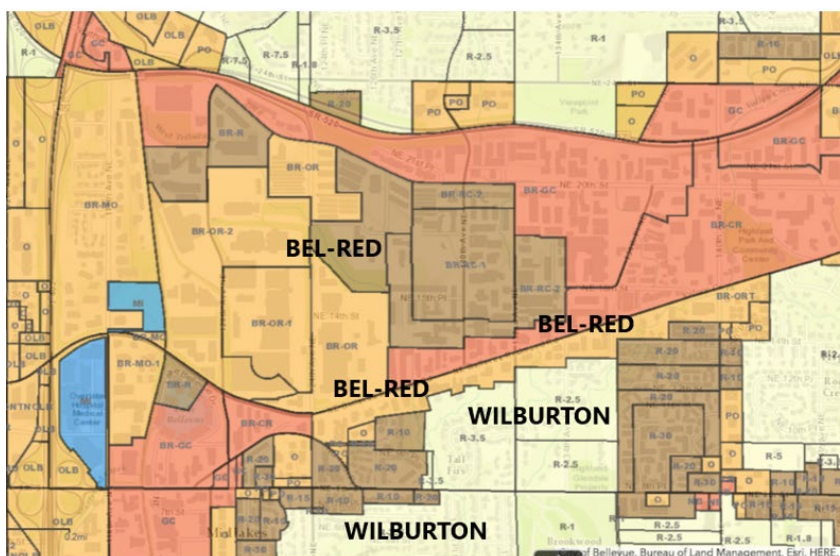


- Inform and ask Neighborhood Associations to reach out to their residents in an impartial, unbiased manner for input and feedback. Stress the need for an engagement process that allows ideas and avoids predetermined outcomes. This will ensure a transparent and inclusive process.
- Prioritize neighborhood residents who have vested interests in their community and are directly impacted. Bellevue residents encompass a rich diversity and a spirit of inclusivity and should be adequately represented.
- Homes should fit the scale and character of their neighborhoods. Additionally, it is important to set height requirements that align with the surrounding homes.
- Consider requirements for the cumulative effects of housing density laws on climate temperatures, traffic, noise, air pollution, water pollution, and other environmental factors in neighborhoods and their maximum mitigation limits before a FEIS.
- Residential homes in critical areas need special considerations. The cumulative effects on critical areas need measured mitigation. The Wilburton neighborhood nearest to the Bel-Red development, for example, is in a critical area. Critical area setbacks of 200 feet from open streams should be a requirement for all of the properties in this area. Requiring preservation of mature tree canopies are essential for the ecosystem in critical areas.
- Wilburton is one of the few critical areas remaining in the USA in a city with a similar population. Cumulative mitigations have not been established. Critical area residential zoning density should be maintained.

Given the unpredictable economy and increasing options for remote work, Alternative 3 is not a desirable choice for the following reasons :

1. Alternative 2 OR a different alternative will provide for more flexibility with a changing economy and job market.
2. Consider that on average, individuals are likely to transition to different jobs, each in a different location approximately six times throughout their lifetime.
3. Employers are increasingly embracing remote work options and reducing their reliance on office spaces. The projected growth of 35,000 may be too ambitious. It is important to consider that reversing the environmental impact caused by such growth is unlikely to occur.

4. Alternative 3 does not ensure the job market and economic needs are met for different income levels. People who move to Bellevue without jobs and in a vulnerable market may be at high risk for challenges of displacement, homelessness, drug use, illegal drug sales, acute mental illness secondary to drug use, susceptible to drug related crimes, and increasing medical needs. Isolation, loneliness, and homelessness lead to declining health and well-being. This is evident in the city of Seattle where people attracted to Seattle's resources continued to live without jobs and homelessness.
5. The world is facing a dramatic climate change. Temperatures are rapidly rising, and researchers using US Forest Service Inventory data show that increasing temperatures are causing growth declines and slower growth in younger trees. Mature trees remove carbon dioxide in the atmosphere and mitigate the carbon dioxide by 25% while also removing air pollution, naturally and for free. The ability of trees to soak up carbon dioxide makes them a valuable weapon fighting against rising temperatures. *(3) Alternative 3 will cause the greatest effect on changing temperatures in residential areas. Consider a tree code.
6. Preservation of mature trees are essential for cooling stream temperatures for all aquatic and land wildlife and are part of their sensitive ecosystem.
7. Prioritize science and data. Oppose a recommended over development one size fits all approach including the Bellevue Commerce PLUSH Committee recommendations with 10% FAR and minimum setbacks. These are not reasonable principles and certainly not based on science and data. A one size fits all approach is not considering neighborhoods with diverse types of land.
8. Ensure housing typologies and pace of growth within neighborhoods are properly aligned. Consider developing housing options that complement the scale and character of the different neighborhoods.



District	Designation
Bel-Red	
Bel-Red-Medical Office	Bel-Red-MO
Bel-Red-Medical Office Node	Bel-Red-MO-1
Bel-Red Office/Residential	BR-OR
Bel-Red Office/Residential Node 1	Bel-Red-OR-1
Bel-Red Office/Residential Node 2	Bel-Red-OR-2
Bel-Red Residential/Commercial Node 1	Bel-Red-RC-1
Bel-Red Residential/Commercial Node 2	Bel-Red-RC-2
Bel-Red Residential/Commercial	Bel-Red-RC-3
Bel-Red Commercial/Residential	Bel-Red-CR
Bel-Red Residential	Bel-Red-R
Bel-Red-General Commercial	Bel-Red-GC
Bel-Red-Office/Residential Transition	Bel-Red-ORT

BelRed Development and Wilburton

The 900-acre BelRed development is less than a block away from Wilburton.

- By 2030, the BelRed 900-acre development is expected to generate 10,000 new jobs.
- By 2030 the BelRed development is expected to generate 5,000 housing units.
- 2,514 housing units are being reviewed for construction as of December 2022.
- 6,433 parking spaces are currently being reviewed for the BelRed housing and business development – (This will cause significant traffic, noise, and air pollution.)

The Wilburton Vision Implementation will include another growth development with another 5,000 plus additional housing units on NE 116th.

Wilburton will be affected by tremendous growth. I support the inception and reinstatement of the following Wilburton/NE 8th Subarea Plan Goals:

"Wilburton/NE 8th Subarea Plan Goals

- To separate residential, recreational, and open space areas from commercial areas and to protect space.
- To improve pedestrian accessibility and attractiveness of commercial areas for residents of Bellevue.
- To support the provision of commercial services in Wilburton that complement Downtown..."

and:

"...Protecting residential neighborhoods from increased commercial development and traffic, enhancing existing retail areas, and establishing clear boundaries between differing land uses are the Subarea's major issues."

I also support the following the inception of **Land Use Policies** that aligned with the Wilburton/NE 8th Subarea Plan:

"...POLICYS-WI-1. Protect residential areas from impacts of other uses by maintaining the current boundaries between residential and non-residential areas.

and the previous policies protecting and preserving Wilburton's natural determinants, Wilburton's **Natural Determinants Policies**. The natural environment in our Wilburton neighborhood plays an essential role that provides residents with a profound sense of well-being.

Wilburton Natural Determinants Policies:

"Policies

POLICYS-WI-16. Protect and enhance streams, drainage ways, and wetlands in the Kelsey Creek Basin.

POLICYS-WI-17. Prevent development from intruding into the floodplain of Kelsey Creek.

POLICYS-WI-18. Development should not interfere with Lake Bellevue as a drainage storage area identified in the City's Storm Drainage Plan."

Photos of the Critical Areas

Below are a few photos of wildlife in our cul-de-sac and photos of some of our critical areas in neighboring streets:



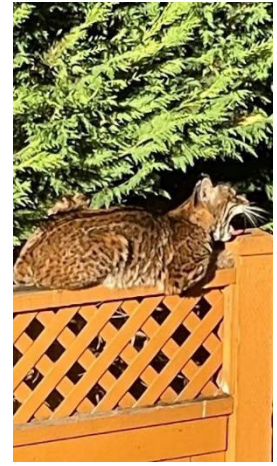
Red-tailed Hawk on neighbor's roof in Wilburton.



Another Hawk on a neighbor's Tree.



A Great Blue Heron, a Priority Species.



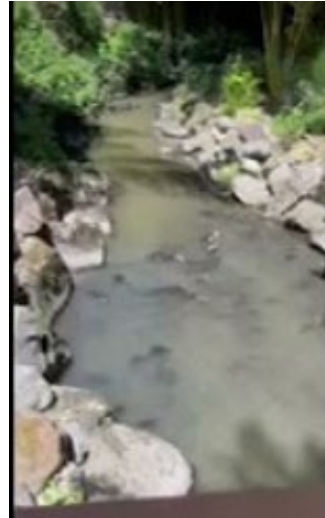
A Bobcat on my neighbor's Fence



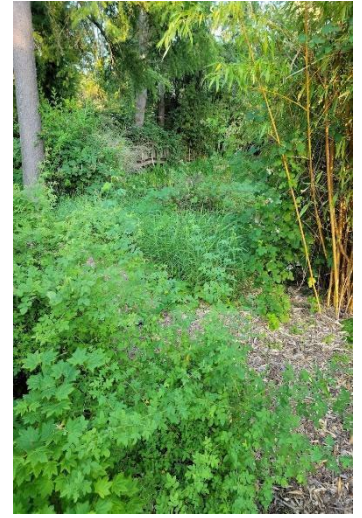
A Bald Eagle flying over my neighbor's roof.



The Kelsey Creek on our street yesterday. Chinook (endangered species), Coho, and Sockeye salmon spawn in Kelsey Creek.



Kelsey Creek in our neighbor's yard was unusually dirty last week.

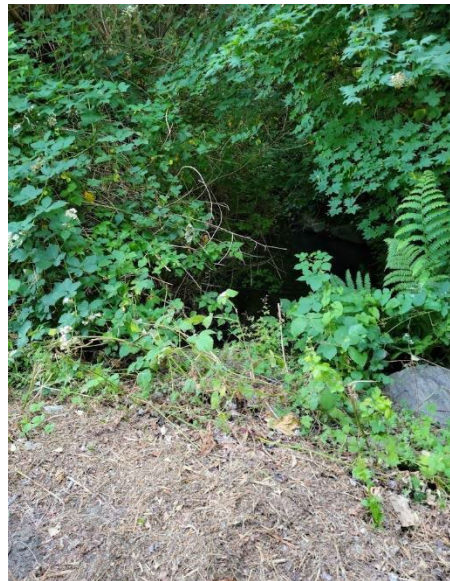


Marsh land under a bridge in a neighboring street on 132nd.

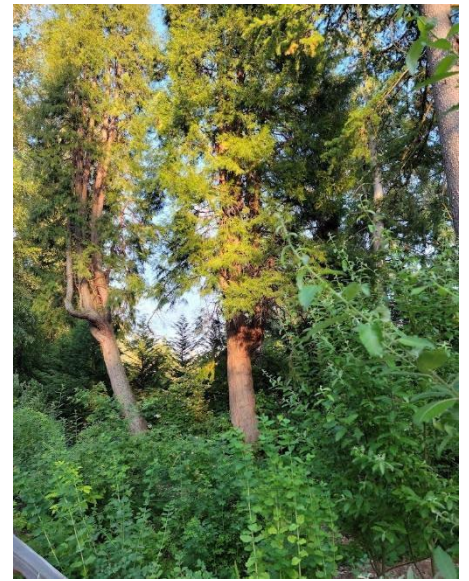
The neighborhood is in a critical area with many mature tree canopies. This area is being designated for R-Suburban, with single-family, duplexes, and cottage housing. Critical areas with many tree canopies would benefit remaining as low density housing (BCC 20.25H). Removing tree canopies negatively impact the already affected water and air temperatures, and the ecosystem and survival of Wilburton's wildlife. The sensitive ecosystem cannot be recovered with mitigation.



Tall Firs in Wilburton across of Bel-Red. Homes are surrounded by trees.



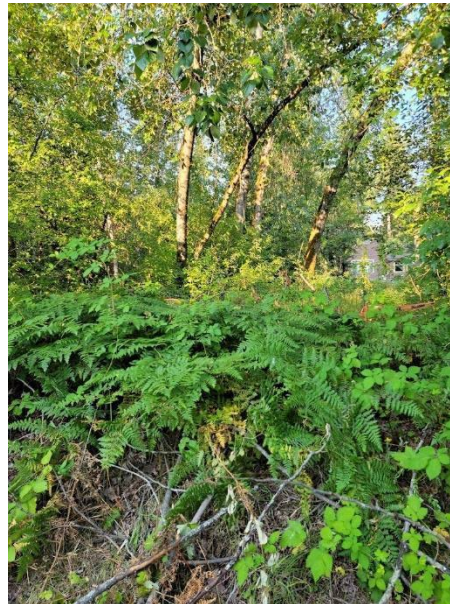
Goff Creek on 132nd where priority Cutthroat Trout live.



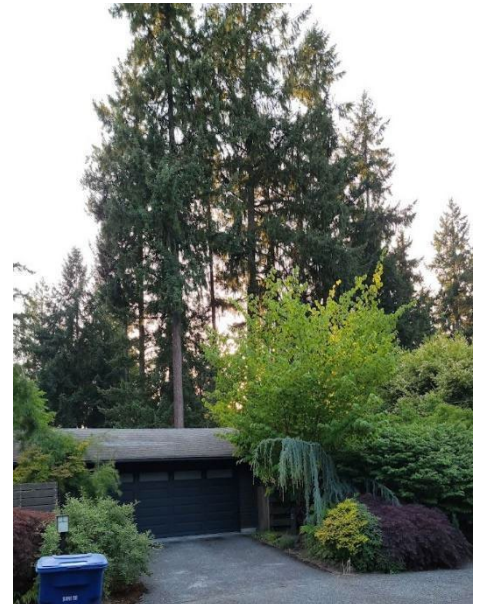
A backyard of a Wilburton home.



Dense tree canopies in the Wilburton area that cools water and air temperatures.



Wilburton home surrounded by marsh.



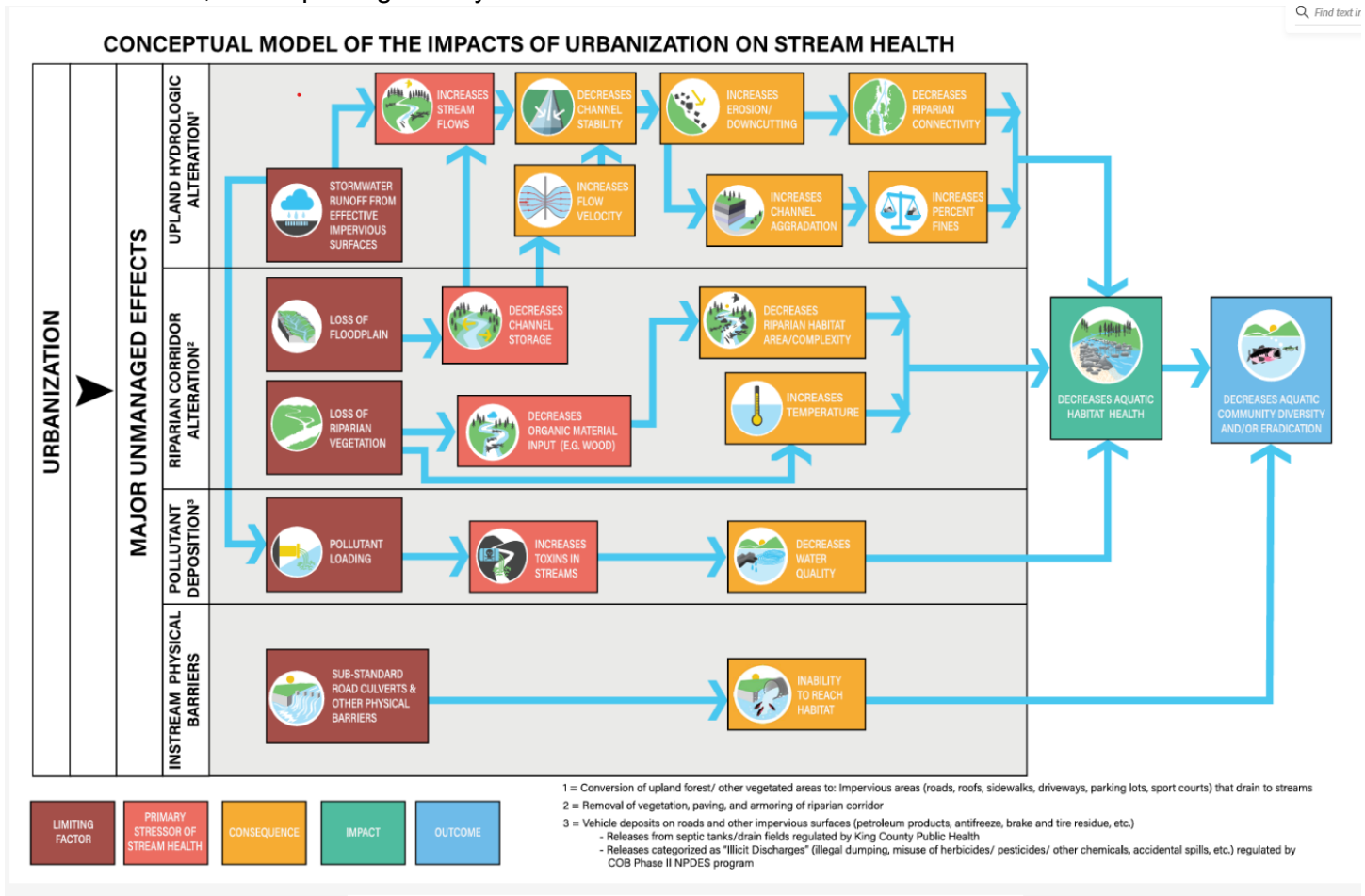
Homes in Wilburton, another example of the surrounding ecosystem which includes Goff Creek and Kelsey Creek.

“The land cover in the Greater Kelsey Creek Watershed is typical of urban watersheds with a lower percentage of tree canopy and higher percentage of impervious surface ...Within Bellevue, ownership of the riparian corridor across all of the subbasins within the Greater Kelsey Creek Watershed is approximately 90 percent private property and 10 percent publicly owned (primarily parks)...”

Factors Affecting the Health of the Greater Kelsey Creek Watershed (1)

1. **Pollutant Loading:** Stormwater runoff from impervious surfaces includes road runoff, pollutants, contribute to the worsening habitat water quality for fish and wildlife.

2. **Stormwater Runoff from Effective Impervious Surfaces:** The City's flow control for new development has shown not to be effective at protecting streams from erosion.
3. **Road Culverts and Other Physical Barriers:** A number of physical barriers including undocumented barriers on private properties preventing fish passage for spawning and/or rearing have been identified in all the streams of the Greater Kelsey Creek Watershed.
4. **Loss of Floodplain and Riparian Function:** Urban development has confined and reduced the natural occurrence of wood entering many of the stream reaches in the Watershed. Tree canopies are becoming largely concentrated in parks reducing floodplain storage. This is leading to high velocities and flowrates. The City has invested tens of millions of dollars in the Greater Kelsey Creek Watershed over the past 15 years on in-stream projects that include repairing stormwater outfalls, stabilizing stream slopes, removing fish passage barriers, catching and removing fine sediment, and improving conveyance.



Laws Protecting Wilburton Critical Areas

WAC 365-196-580 Integration with the Shoreline Management Act

The Shoreline Management Act adds goals and policies as set forth under RCW 90.58.020 with equal order of priority goals under 36.70A.020.

Wilburton has the **Kelsey Creek Watershed System**, which includes **Goff Stream**, and is subject to Bellevue City Code Part 20.25H Critical Areas Overlay District. (1) :

“Critical Areas

Critical areas are parts of the landscape afforded special protection because they provide unique environmental functions that are difficult, if not impossible, to replace. The code protects six types of critical areas:

Streams and Riparian Areas

([LUC 20.25H.075](#)) Streams are classified into four types, based on their flow and capacity to support fish. Artificial channels (e.g., ditches) are generally not protected, unless they are used by salmonids or convey a stream that previously occurred naturally in that location.

A healthy stream needs healthy riparian areas along its banks and floodplain. Riparian vegetation provides shade, which protects water quality; retains soil, which prevents erosion that can affect salmon spawning and feeding areas; holds back flood flows; and provides wildlife habitat and the large woody debris that stores sediments, slows flood velocities, and creates good fish habitat.

Wetlands

([LUC 20.25H.095](#)) Wetlands include the vegetated edges of ponds and areas commonly called swamps, marshes, and bogs. Frequently, their water is only visible in the spring. Wetlands are classified into four categories, based on a combination of habitat, water quality, and flood-flow-reduction functions.

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Geological Hazard Areas

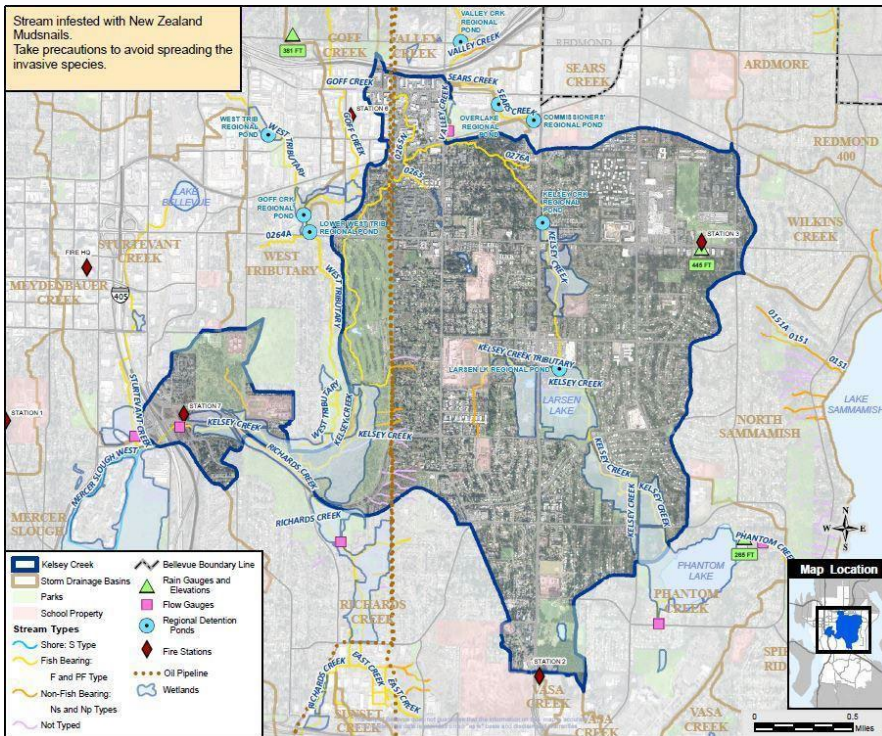
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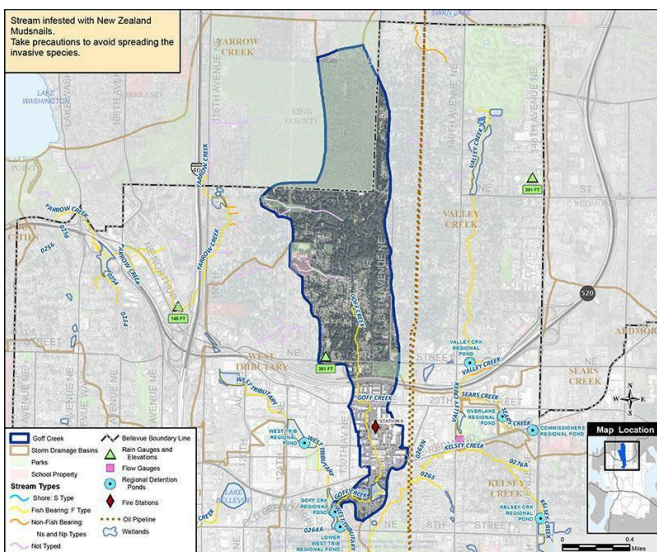
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Sincerely,

Steve Engen

1049 134th Ave NE

Bellevue, WA 98005

- (1) City of Bellevue Watershed Management Plan
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- (3) [Climate change: Trees 'most effective solution' for warming - BBC News](#)

Johnson, Thara

From: Mechele G <mtgruhn@msn.com>
Sent: Tuesday, July 11, 2023 3:23 PM
To: PlanningCommission; Wilburton Vision; Shull, Janet
Cc: tmgruhn@msn.com
Subject: Wilburton Vision Implementation and Comprehensive Plan

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

Hello Planning Commission, Wilburton Vision and Janet Shull,

I would like to thank all of you for the significant amount of work that has been undertaken to arrive at a comprehensive development plan for the Wilburton Commercial Area. My husband and I have lived in the Tall Firs Estates for over 15 years and have seen the significant positive changes that are underway in our area.

By far, Tall Firs is the best neighborhood I've live in. I know most of my neighbors. We help each other. There is diversity of age, family size, race. It's wonderful and Tall Firs has benefited from the progress of development plans of years past.

Along with progress has come a disturbing trend in new housing. I've seen the Dept of Licensing office changed out for multifamily housing that currently lists around \$1.2 million. I've seen new homes put on previously green belt spaces that are \$2.4 million and more. None of these house are "affordable" for the average residents of this area, who by your own study have a median household income of \$65,493.

The median household income for the Study Area is \$65,493, lower than for the City of Bellevue as a whole (\$92,356) and lower than Downtown Bellevue (\$80,815). [3-7 NeighborhoodsPopulation Wilburton DEIS 2018.pdf \(bellevuewa.gov\)](#)

In the current plan, only 10% of the houses will be slated to be "affordable". The rest will be then, by definition "unaffordable" for those of median income in the area. (Exhibit 3.7-9 for Alt 2, the highest of the alternatives) This is not enough. We need to do better for our neighbors and ourselves. Even at the higher incentivized 20% number, we are still well below where we deserve it to ourselves to be.

This will not only affect those currently in "affordable" housing. With only 20% (at a high, based on your own research) of homes are "affordable" the price inflation for existing homes, which are lower priced than the new ones will be significant and will escalate the property tax issue for retirees like me and others of median income. Increasing property taxes are a boon for cities, states, and schools. However, the amount of property taxes – the amount – not the rate – has increased so geometrically the last decade that it will price us out of our home and neighborhood. Our income is above median, but is not increasing at the same pace as our property taxes, which increasing at over 11% per year (avg). Adding over 5K new homes at "unaffordable" prices will only drive those taxes higher.

The affordable housing in the plan does not go far enough. Not for my neighbors who are at median income, nor for people like me either. All of us will need to relocate unless we adjust the ratio of affordable housing higher.

Thank you for taking the time to read this and for your hard work on this plan. I know that there is no perfect answer and that you will do your best to prevent needless dislocation of existing Wilburton neighbors.

Sincerely,
Mechele Gruhn

Johnson, Thara

From: weezbaum@comcast.net
Sent: Tuesday, July 11, 2023 11:55 AM
To: PlanningCommission
Subject: Comment - Bellevue 2024-2044 Comprehensive Plan Periodic Update and Wilburton Vision Implementation EIS

[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,

The goal of increasing housing density is important to the region.

That said, many parts of the Wilburton area are blessed with a vibrant and critical ecosystem that must be preserved at all costs – even when that means fewer building projects that tear down trees and destroy these vital areas.

In our neighborhood we have beaver dams, which have provided a home for ducks and cranes, we have owls, and even an occasional bobcat or two.

If we're lucky, someday, salmon may spawn in the creek again, as they did many, many years ago.

With all the development in the area we're seeing fewer squirrels and birds. It's very sad.

This wildlife we are duty-bound to protect need green space, and NOT more dense housing, runoff, and lack of shade.

For once, we need to think about them and where they live. Please do that!

Thank you for your consideration.

Herb & Debra Weisbaum
12924 NE 10th Place
Bellevue, WA 98005
425-453-5339

Johnson, Thara

From: M Swee <mswee2015@gmail.com>
Sent: Tuesday, July 11, 2023 11:43 AM
To: PlanningCommission
Subject: Thank you for the opportunity to comment on the City of Bellevue 2024–2044 Comprehensive Plan Periodic Update and Wilburton Vision Implementation EIS
Attachments: Mei Wu's Letter for Public Comments 7-12-23.docx

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

Please include me as a party of record.

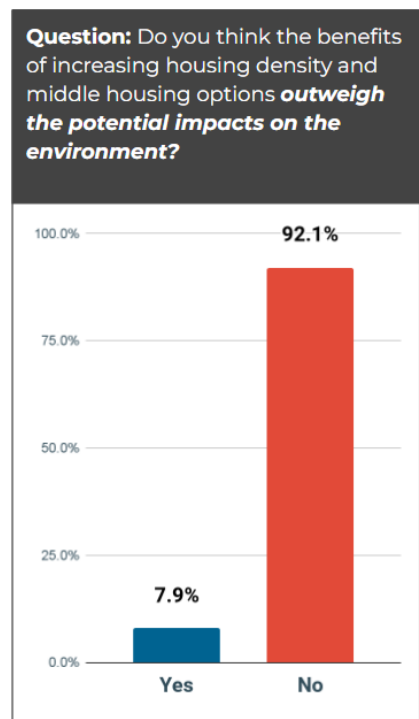
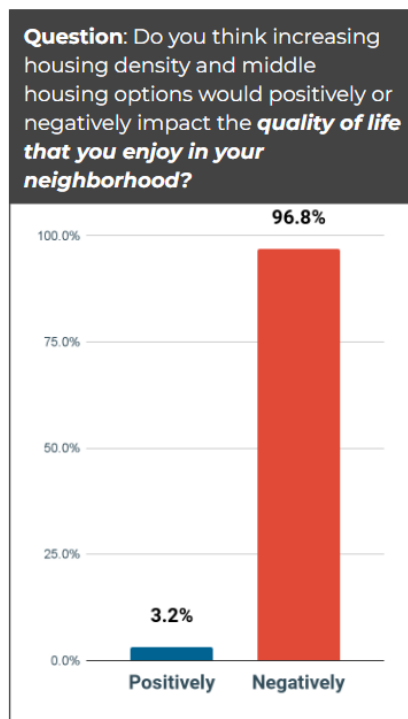
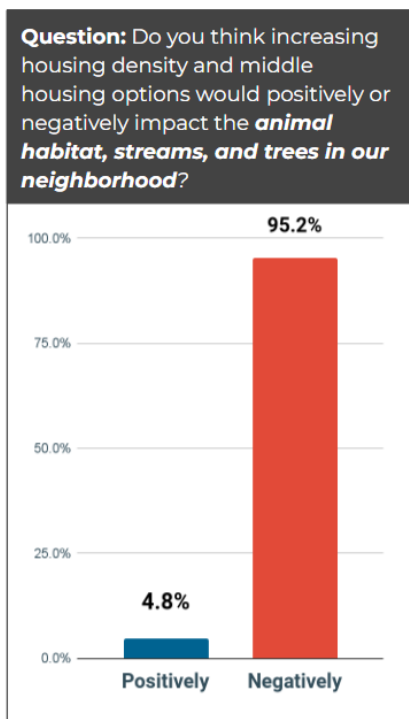
Dear Chair Ferris, Vice Chair Bhargava, Commissioners, and Councilmember Robertson,

My name is Mei Wu, a resident in Wilburton neighborhood since 2011. Thank you for the opportunity to comment on the City of Bellevue 2024–2044 Comprehensive Plan Periodic Update and Wilburton Vision Implementation EIS.

Neighborhood subareas next to major transit systems differ in character, density, landscape, and environment. A one-size-fits-all solution does not take into account the needs and characteristics of the affected areas and the impact it will have on residents' well-being, quality of life, and the natural environment. An approach tailored to meet our community's needs may improve the quality of life for all its residents.

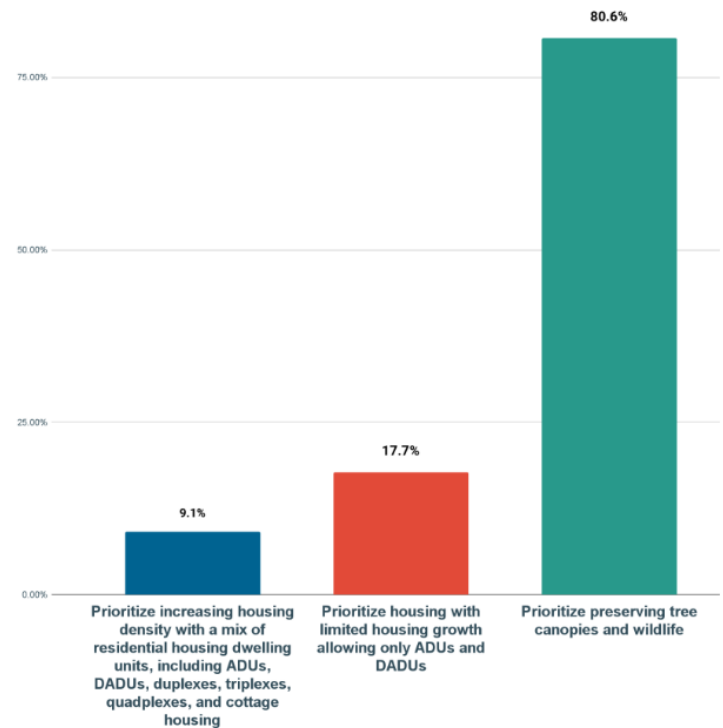
Here are key priorities that our Wilburton neighborhood considers significant and important:

- Prioritize the preservation of Wilburton's environmental ecosystem as they are essential for the health and integrity of Wilburton's critical areas. A survey was undertaken, reaching out to every Wilburton accessible Wilburton home on our single-family residential streets nearest to Bel-Red. The survey results below show that the majority of residents prioritize the preservation of their neighborhood environment over housing density.



Question:

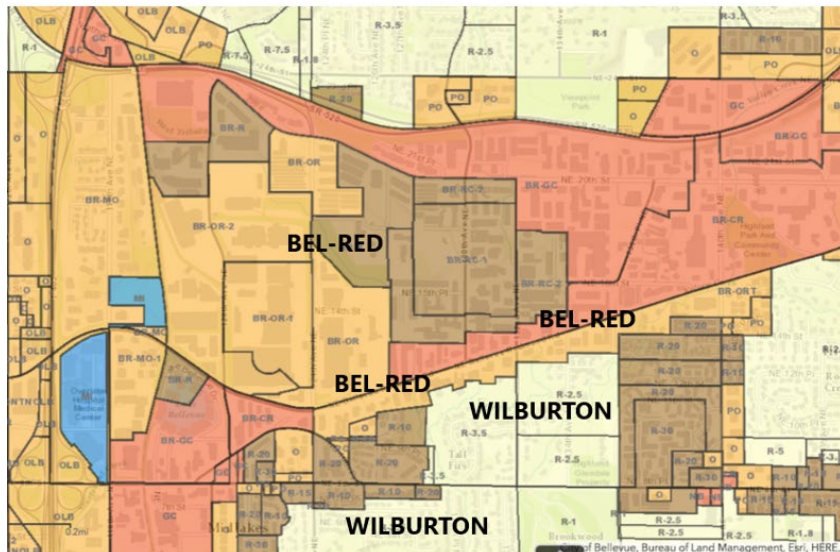
If given the choice, would you prefer the Wilburton Subarea to **prioritize preserving the streams, tree canopies and the wildlife that depend on them or increasing housing density?**



- Inform and ask Neighborhood Associations to reach out to their residents in an impartial, unbiased manner for input and feedback. Stress the need for an engagement process that allows ideas and avoids predetermined outcomes. This will ensure a transparent and inclusive process.
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- Homes should fit the scale and character of their neighborhoods. Additionally, it is important to set height requirements that align with the surrounding homes.
- Consider requirements for the cumulative effects of housing density laws on climate temperatures, traffic, noise, air pollution, water pollution, and other environmental factors in neighborhoods and their maximum mitigation limits before a FEIS.
- Residential homes in critical areas need special considerations. The cumulative effects on critical areas need measured mitigation. The Wilburton neighborhood nearest to the Bel-Red development, for example, is in a critical area. Critical area setbacks of 200 feet from open streams should be a requirement for all of the properties in this area. Requiring preservation of mature tree canopies are essential for the ecosystem in critical areas.
- Wilburton is one of the few critical areas remaining in the USA in a city with a similar population. Cumulative mitigations have not been established. Critical area residential zoning density should be maintained.

Given the unpredictable economy and increasing options for remote work, Alternative 3 is not a desirable choice for the following reasons :

1. Alternative 2 OR a different alternative will provide for more flexibility with a changing economy and job market.
2. Consider that on average, individuals are likely to transition to different jobs, each in a different location approximately six times throughout their lifetime.
3. Employers are increasingly embracing remote work options and reducing their reliance on office spaces. The projected growth of 35,000 may be too ambitious. It is important to consider that reversing the environmental impact caused by such growth is unlikely to occur.
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6. Preservation of mature trees are essential for cooling stream temperatures for all aquatic and land wildlife and are part of their sensitive ecosystem.
7. Prioritize science and data. Oppose a recommended over development one size fits all approach including the Bellevue Commerce PLUSH Committee recommendations with 10% FAR and minimum setbacks. These are not reasonable principles and certainly not based on science and data. A one size fits all approach is not considering neighborhoods with diverse types of land.
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District	Designation
Bel-Red	
Bel-Red-Medical Office	Bel-Red-MO
Bel-Red-Medical Office Node	Bel-Red-MO-1
Bel-Red Office/Residential	BR-OR
Bel-Red-Office/Residential Node 1	Bel-Red-OR-1
Bel-Red-Office/Residential Node 2	Bel-Red-OR-2
Bel-Red-Residential/Commercial Node 1	Bel-Red-RC-1
Bel-Red-Residential/Commercial Node 2	Bel-Red-RC-2
Bel-Red-Residential/Commercial	Bel-Red-RC-3
Bel-Red-Commercial/Residential	Bel-Red-CR
Bel-Red-Residential	Bel-Red-R
Bel-Red-General Commercial	Bel-Red-GC
Bel-Red-Office/Residential Transition	Bel-Red-ORT

BelRed Development and Wilburton

The 900-acre BelRed development is less than a block away from Wilburton.

- By 2030, the BelRed 900-acre development is expected to generate 10,000 new jobs.
- By 2030 the BelRed development is expected to generate 5,000 housing units.
- 2,514 housing units are being reviewed for construction as of December 2022.
- 6,433 parking spaces are currently being reviewed for the BelRed housing and business development – (This will cause significant traffic, noise, and air pollution.)

The Wilburton Vision Implementation will include another growth development with another 5,000 plus additional housing units on NE 116th.

Wilburton will be affected by tremendous growth. I support the inception and reinstatement of the following Wilburton/NE 8th Subarea Plan Goals:

"Wilburton/NE 8th Subarea Plan Goals

· To separate residential, recreational, and open space areas from commercial areas and to protect space.

· To improve pedestrian accessibility and attractiveness of commercial areas for residents of Bellevue.

To support the provision of commercial services in Wilburton that complement Downtown..."

and:

"...Protecting residential neighborhoods from increased commercial development and traffic, enhancing existing retail areas, and establishing clear boundaries between differing land uses are the Subarea's major issues."

I also support the following the inception of **Land Use Policies** that aligned with the Wilburton/NE 8th Subarea Plan:

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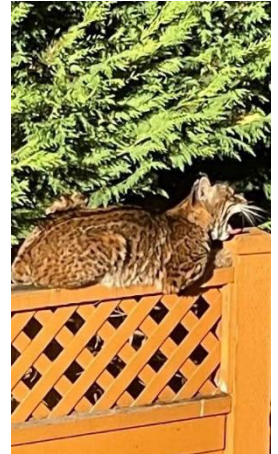
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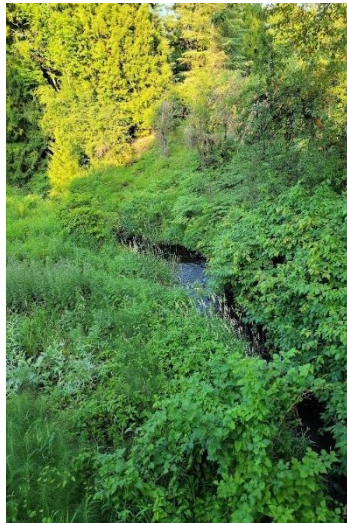
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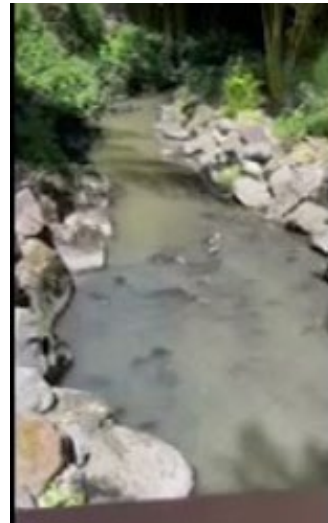
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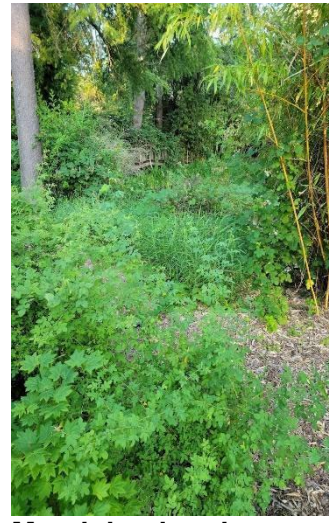
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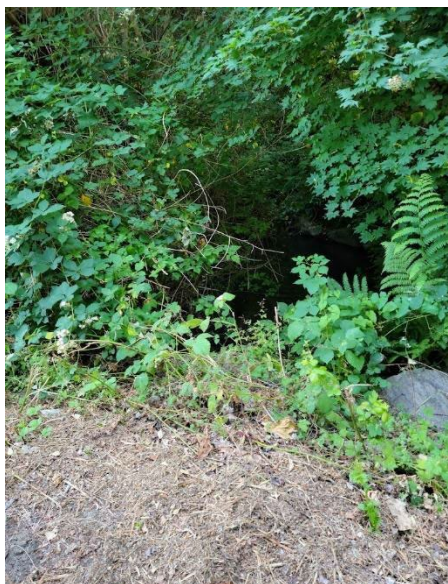


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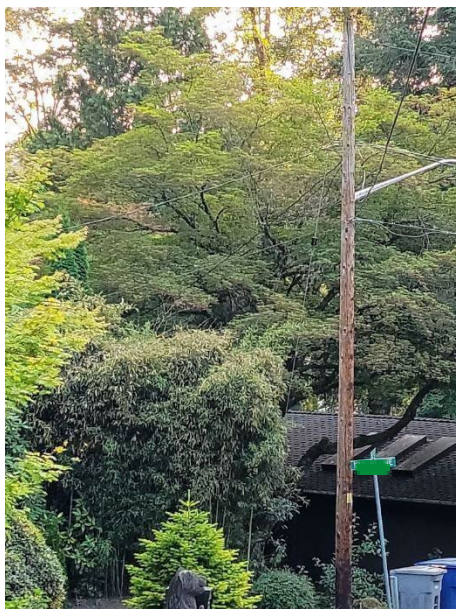
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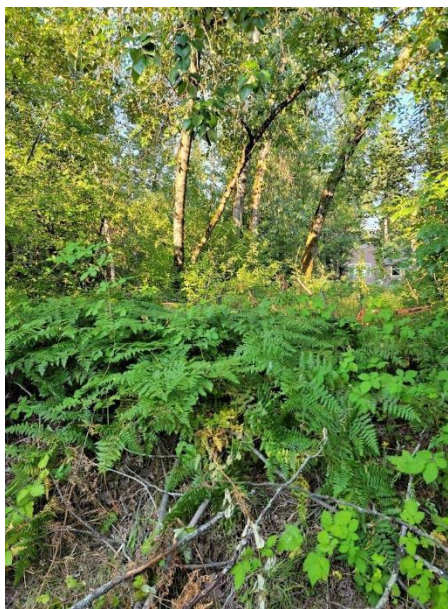
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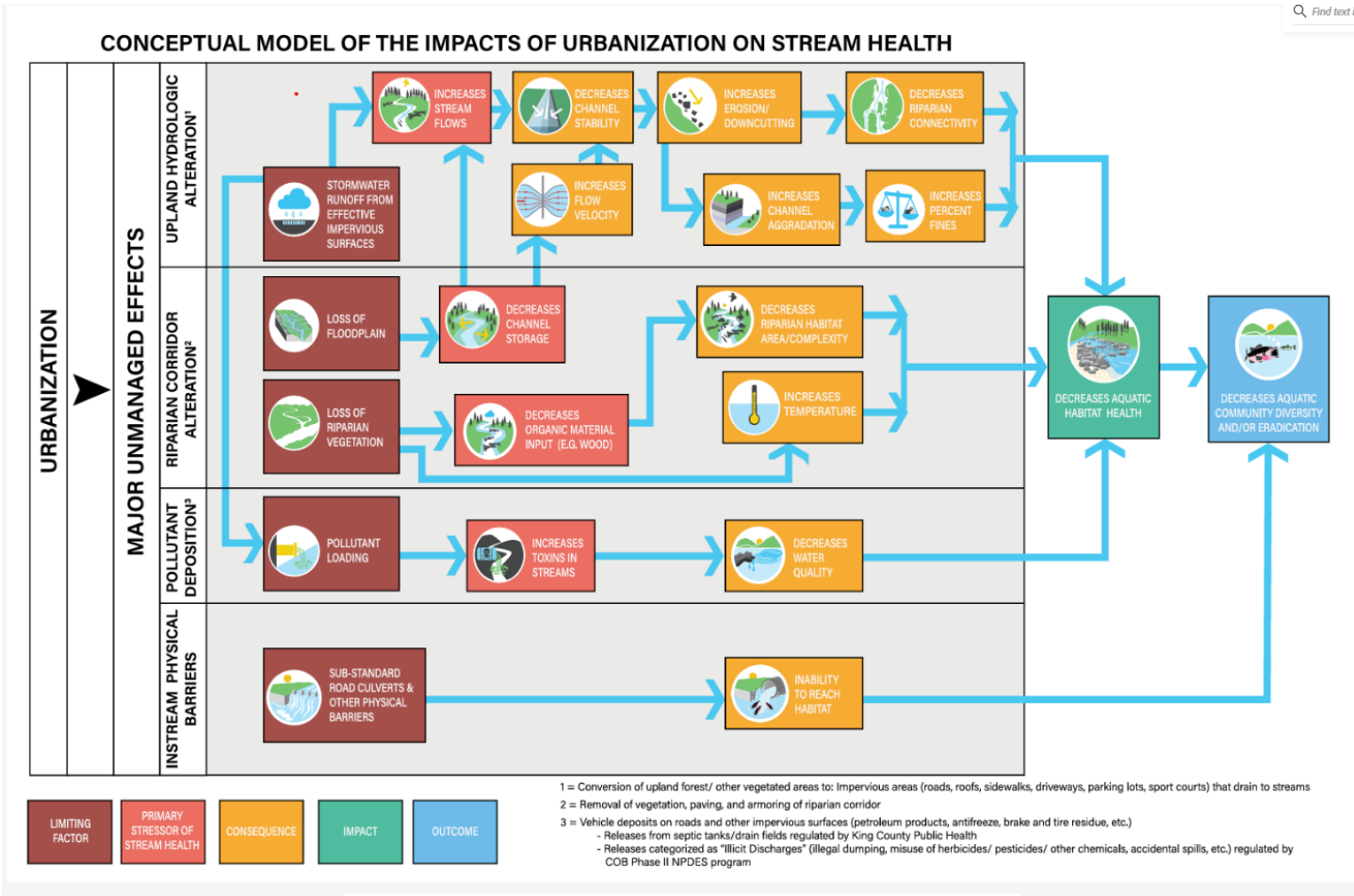
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The Shoreline Management Act adds goals and policies as set forth under RCW 90.58.020 with equal order of priority goals under 36.70A.020.

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A healthy stream needs healthy riparian areas along its banks and floodplain. Riparian vegetation provides shade, which protects water quality; retains soil, which prevents erosion that can affect salmon spawning and feeding areas; holds back flood flows; and provides wildlife habitat and the large woody debris that stores sediments, slows flood velocities, and creates good fish habitat.

Wetlands

([LUC 20.25H.095](#)) Wetlands include the vegetated edges of ponds and areas commonly called swamps, marshes, and bogs. Frequently, their water is only visible in the spring. Wetlands are classified into four categories, based on a combination of habitat, water quality, and flood-flow-reduction functions.

Wetlands provide rearing and foraging habitats for fish and wildlife and food chain support for downstream waters. Wetlands provide natural water quality improvement; flood-flow reduction and storage; shoreline erosion protection; and opportunities for passive recreation. Many urban wetlands are heavily disturbed, but still provide valuable water quality treatment and flood-flow reduction.

Habitats for Species of Local Importance

([LUC 20.25H.150](#)) Species of local importance are specifically recognized local populations of native species that are at risk of being lost from Bellevue—western pond turtle, Oregon spotted frog, western toad, Chinook salmon, bull trout, coho salmon, river lamprey, bald eagle, peregrine falcon, common loon, pileated woodpecker, Vaux's swift, merlin, western grebe, great blue heron, osprey, green heron, red-tailed hawk, western big-eared bat, Keen's myotis (bat), long-legged myotis (bat), and long-eared myotis (bat)—and whose presence can be an indicator of environmental health.

Habitats for these species provide the food, water, nesting/rearing, and cover necessary to support their populations. Protected habitats include naturally occurring ponds under 20 acres, concentrations of dead trees, caves and roosting structures, and large stands of conifers.

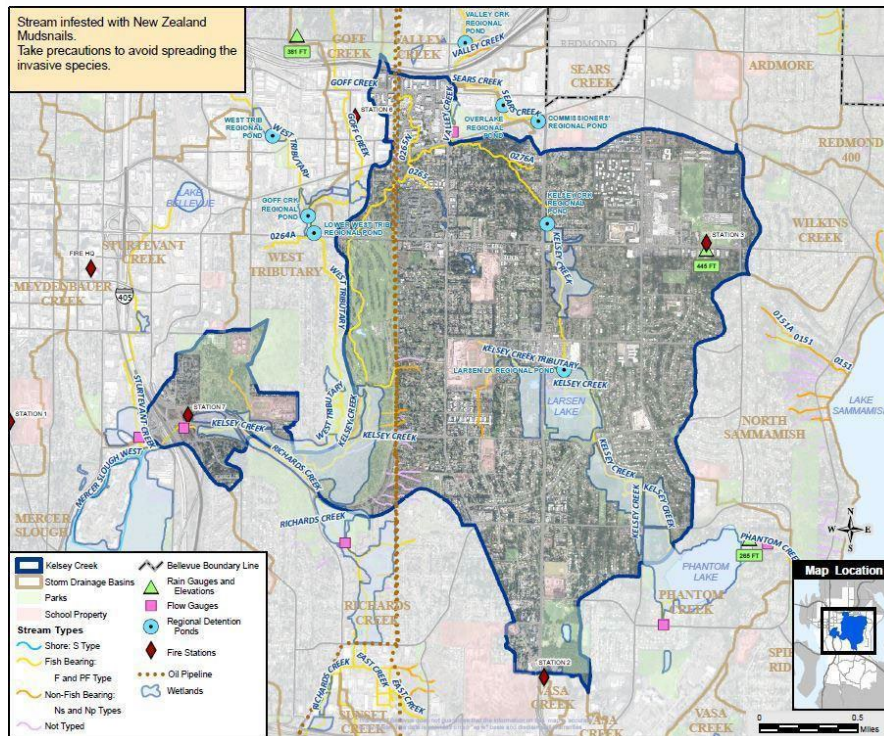
Geological Hazard Areas

([LUC 20.25H.120](#)) Geological hazard areas—landslide hazard areas, steep slopes, and coal mine hazard areas—are areas susceptible to erosion, sliding, earthquake, or other geological events. Because of their conditions, these areas pose a threat to health and safety when development is sited too close.

Geological hazard areas are regulated mainly for these safety reasons but also for their habitat values. Several of Bellevue's large blocks of forest are on steep slopes, providing wildlife habitat and important movement corridors. Steep slopes can also be conduits for groundwater draining from hillsides to form the headwaters of wetlands and streams.

Flood Hazard Areas

(LUC 20.25H.175) Flood hazard areas are those subject to 100-year floods (identified on FEMA Flood Insurance Rate Maps). These areas are designated to protect development from flooding and to protect the inherent functions of floodplains. Undeveloped floodplains store water and slow the downstream delivery of flood flows, reducing the impacts of a flood and recharging wetlands, streams and underground aquifers. Floodplain development reduces the floodplain's water storage capacity and puts valued property and infrastructure in the path of floodwaters. Runoff from impervious surfaces changes flood size and frequency and can degrade water quality."



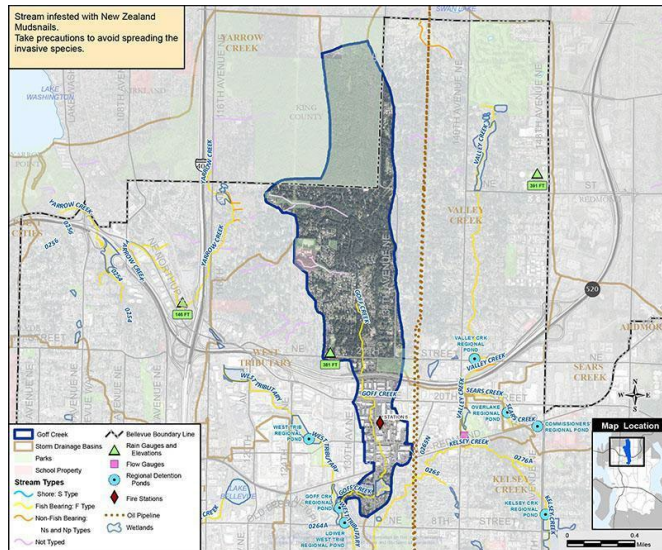
Kelsey Creek Drainage Details (City of Bellevue) *(2)

Salmon Present in the Basin

- Chinook*+
- Coho+
- Sockeye
- Cutthroat Trout

* Listed Federal Endangered Species

+ City Species of Local Importance (Bellevue Land Use Code 20.25H.150A)



GOFF Creek – (City of Bellevue) *(2)

Salmon Present in the Basin

- Chinook*+
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- Rainbow & Cutthroat Trout

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Our Wilburton subarea is expected to grow. We sincerely hope that measures will be taken to ensure the growth is accompanied by safeguards that prioritize the safety of our neighborhood and preserve the unique environment that makes Wilburton so special. Being one of the few areas with tree canopies in a city of this size in the entire USA, the preservation of our environment was a primary factor in our decision to live here. I appreciate the opportunity to work with our city to provide housing and an inclusive community.

Sincerely,

Mei Wu

- (1) City of Bellevue Watershed Management Plan
- (2) <https://bellevuewa.gov/city-government/departments/utilities/conservation-and-the-environment/drainage-basins/kelsey-creek-basin-drainage-details>
- (3) [Climate change: Trees 'most effective solution' for warming - BBC News](#)

Johnson, Thara

From: John Wu <john.wu12@gmail.com>
Sent: Tuesday, July 11, 2023 11:32 AM
To: PlanningCommission
Subject: comment on the City of Bellevue 2024–2044 Comprehensive Plan Periodic Update and Wilburton Vision Implementation EIS
Attachments: John Wu's Letter for Public Comments 7-12-23.docx

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

See attached.

Please include me as a party of record.

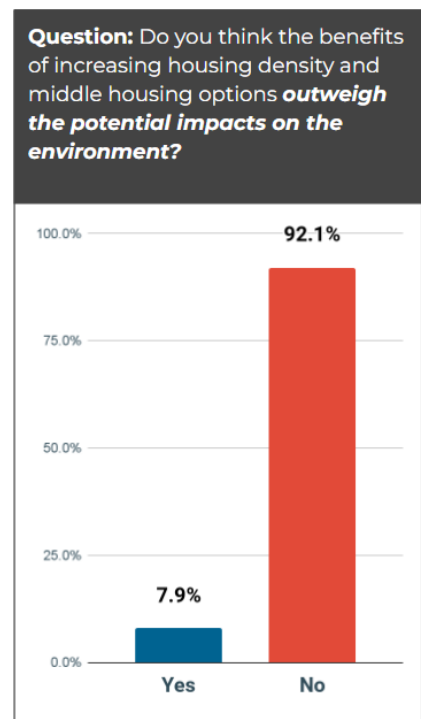
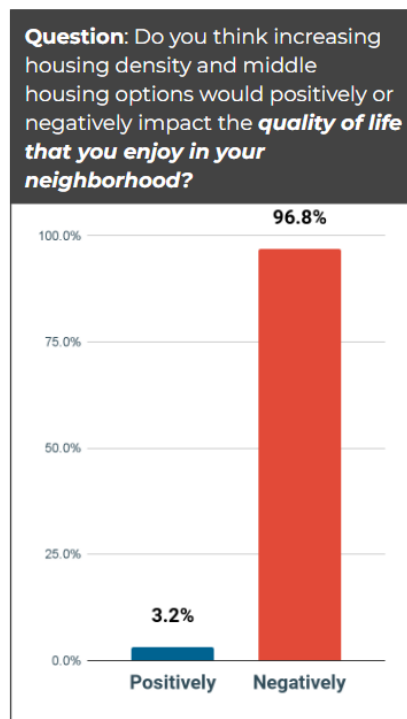
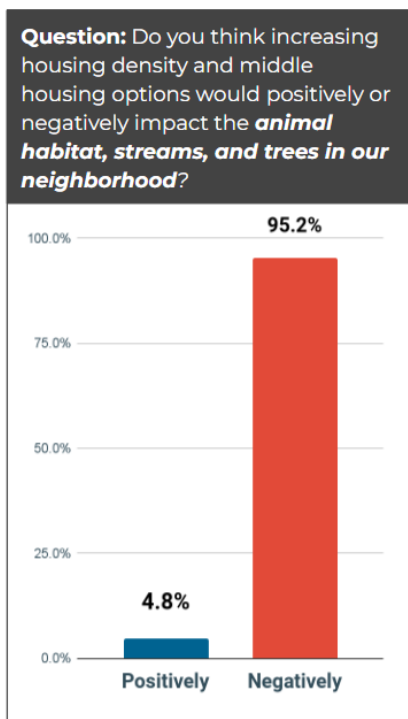
Dear Chair Ferris, Vice Chair Bhargava, Commissioners, and Councilmember Robertson,

My name is John Wu, a long time resident of Wilburton neighborhood. Thank you for the opportunity to comment on the City of Bellevue 2024–2044 Comprehensive Plan Periodic Update and Wilburton Vision Implementation EIS.

Neighborhood subareas next to major transit systems differ in character, density, landscape, and environment. A one-size-fits-all solution does not take into account the needs and characteristics of the affected areas and the impact it will have on residents' well-being, quality of life, and the natural environment. An approach tailored to meet our community's needs may improve the quality of life for all its residents.

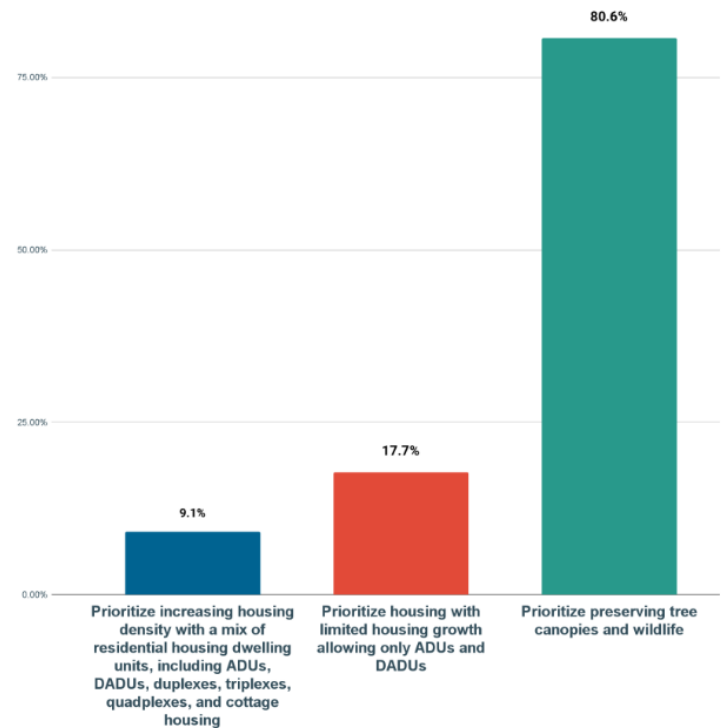
Here are key priorities that our Wilburton neighborhood considers significant and important:

- Prioritize the preservation of Wilburton's environmental ecosystem as they are essential for the health and integrity of Wilburton's critical areas. A survey was undertaken, reaching out to every Wilburton accessible Wilburton home on our single-family residential streets nearest to Bel-Red. The survey results below show that the majority of residents prioritize the preservation of their neighborhood environment over housing density.



Question:

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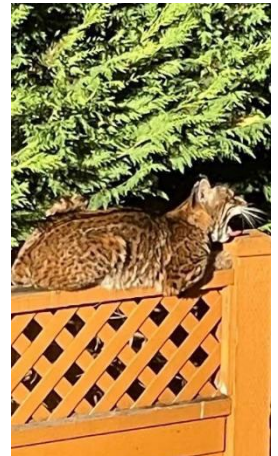
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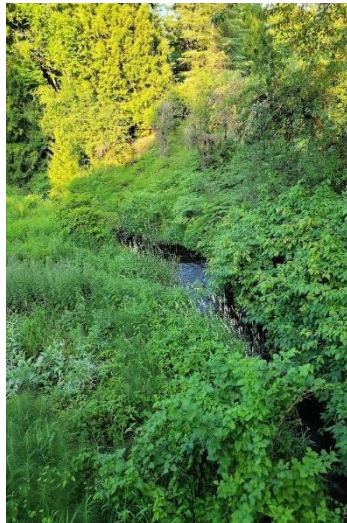
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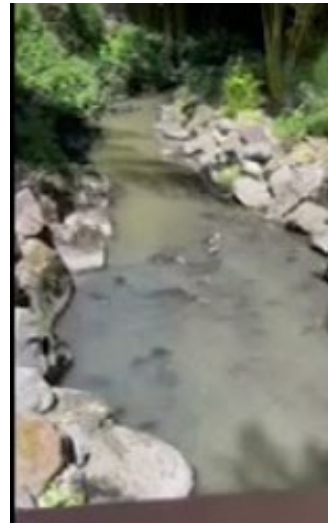
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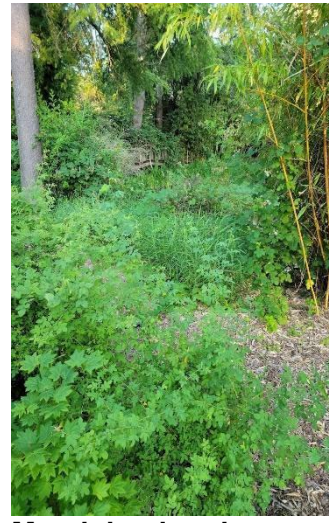
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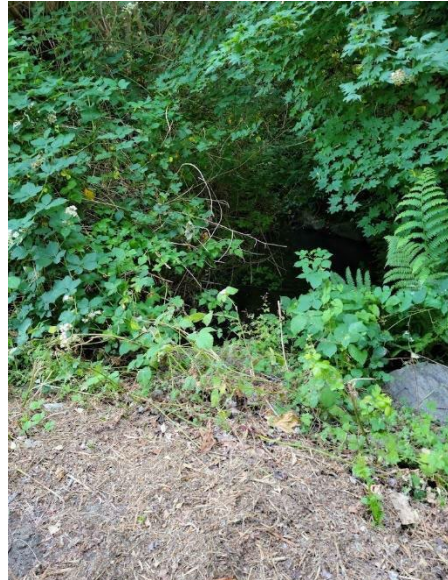


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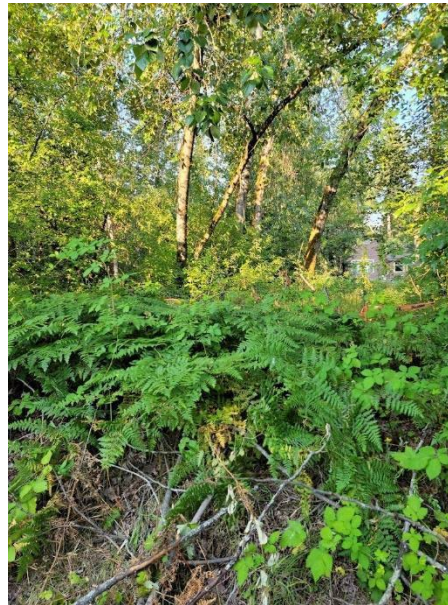
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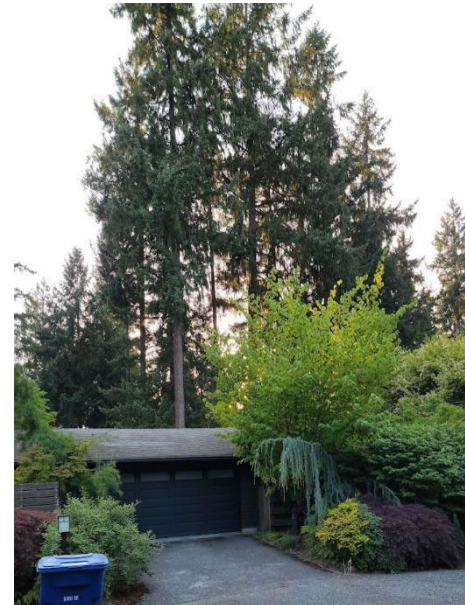
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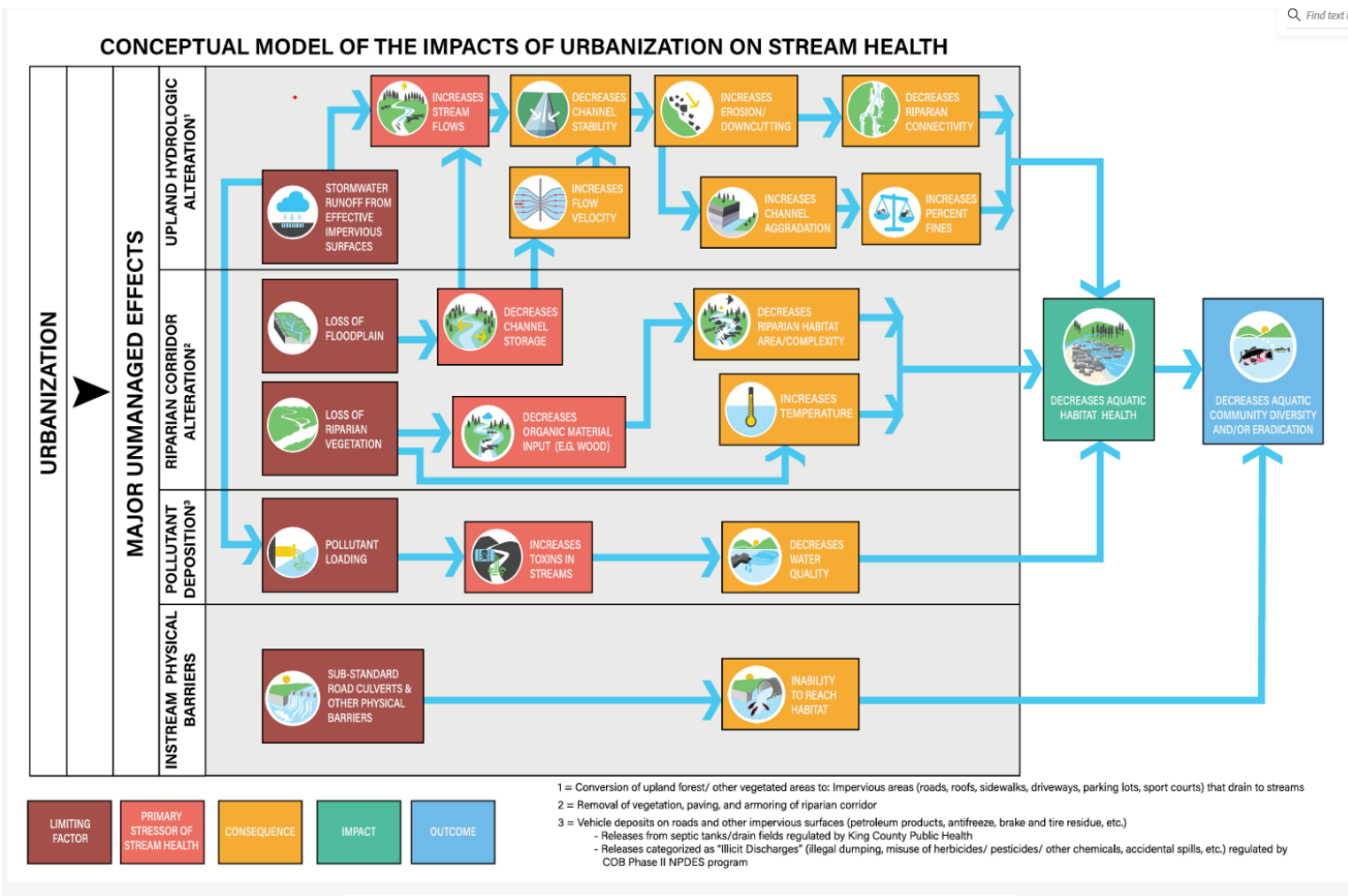
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Wetlands

([LUC 20.25H.095](#)) Wetlands include the vegetated edges of ponds and areas commonly called swamps, marshes, and bogs. Frequently, their water is only visible in the spring. Wetlands are classified into four categories, based on a combination of habitat, water quality, and flood-flow-reduction functions.

Wetlands provide rearing and foraging habitats for fish and wildlife and food chain support for downstream waters. Wetlands provide natural water quality improvement; flood-flow reduction and storage; shoreline erosion protection; and opportunities for passive recreation. Many urban wetlands are heavily disturbed, but still provide valuable water quality treatment and flood-flow reduction.

Habitats for Species of Local Importance

([LUC 20.25H.150](#)) Species of local importance are specifically recognized local populations of native species that are at risk of being lost from Bellevue—western pond turtle, Oregon spotted frog, western toad, Chinook salmon, bull trout, coho salmon, river lamprey, bald eagle, peregrine falcon, common loon, pileated woodpecker, Vaux's swift, merlin, western grebe, great blue heron, osprey, green heron, red-tailed hawk, western big-eared bat, Keen's myotis (bat), long-legged myotis (bat), and long-eared myotis (bat)—and whose presence can be an indicator of environmental health.

Habitats for these species provide the food, water, nesting/rearing, and cover necessary to support their populations. Protected habitats include naturally occurring ponds under 20 acres, concentrations of dead trees, caves and roosting structures, and large stands of conifers.

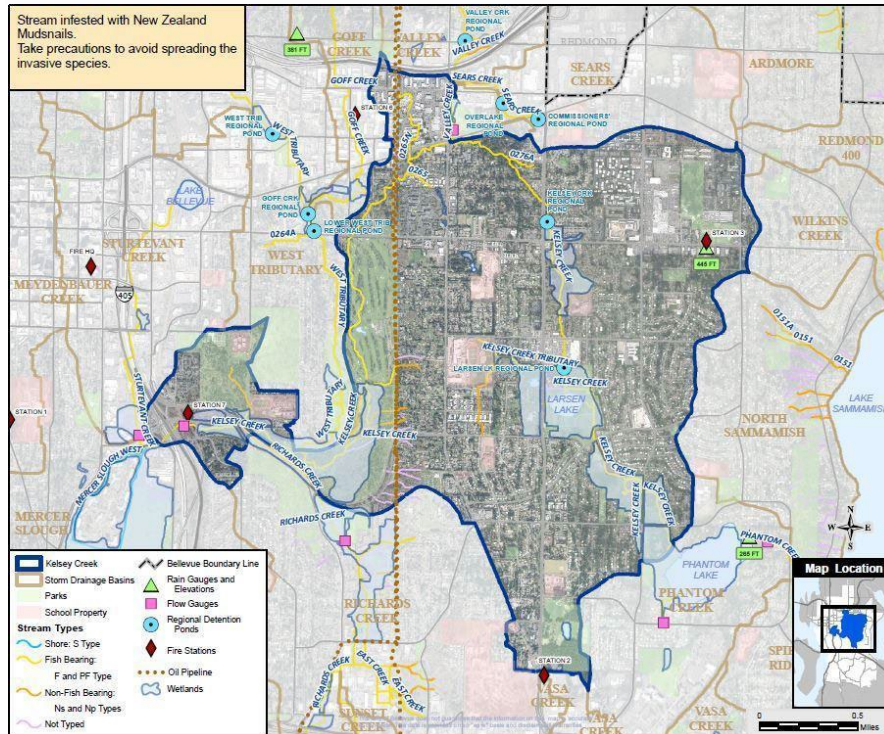
Geological Hazard Areas

([LUC 20.25H.120](#)) Geological hazard areas—landslide hazard areas, steep slopes, and coal mine hazard areas—are areas susceptible to erosion, sliding, earthquake, or other geological events. Because of their conditions, these areas pose a threat to health and safety when development is sited too close.

Geological hazard areas are regulated mainly for these safety reasons but also for their habitat values. Several of Bellevue's large blocks of forest are on steep slopes, providing wildlife habitat and important movement corridors. Steep slopes can also be conduits for groundwater draining from hillsides to form the headwaters of wetlands and streams.

Flood Hazard Areas

(LUC 20.25H.175) Flood hazard areas are those subject to 100-year floods (identified on FEMA Flood Insurance Rate Maps). These areas are designated to protect development from flooding and to protect the inherent functions of floodplains. Undeveloped floodplains store water and slow the downstream delivery of flood flows, reducing the impacts of a flood and recharging wetlands, streams and underground aquifers. Floodplain development reduces the floodplain's water storage capacity and puts valued property and infrastructure in the path of floodwaters. Runoff from impervious surfaces changes flood size and frequency and can degrade water quality."



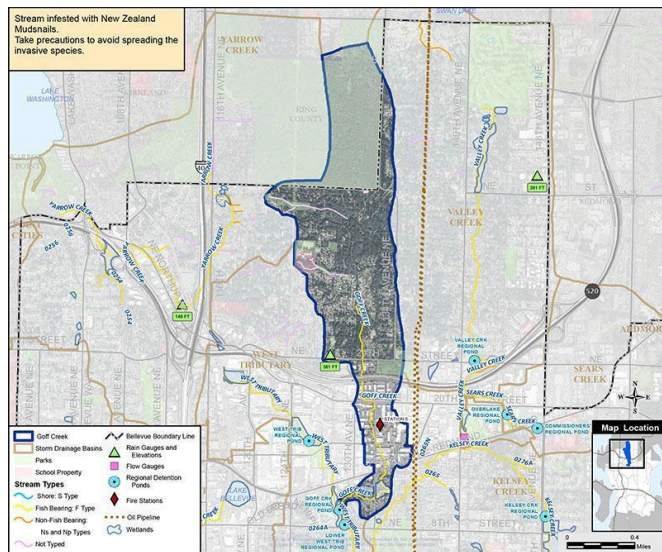
Kelsey Creek Drainage Details (City of Bellevue) *(2)

Salmon Present in the Basin

- Chinook*+
- Coho+
- Sockeye
- Cutthroat Trout

* Listed Federal Endangered Species

+ City Species of Local Importance (Bellevue Land Use Code 20.25H.150A)



GOFF Creek – (City of Bellevue) *(2)

Salmon Present in the Basin

- Chinook*+
- Coho+
- Sockeye
- Rainbow & Cutthroat Trout

* Listed Federal Endangered Species

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Our Wilburton subarea is expected to grow. We sincerely hope that measures will be taken to ensure the growth is accompanied by safeguards that prioritize the safety of our neighborhood and preserve the unique environment that makes Wilburton so special. Being one of the few areas with tree canopies in a city of this size in the entire USA, the preservation of our environment was a primary factor in our decision to live here. I appreciate the opportunity to work with our city to provide housing and an inclusive community.

Sincerely,

John Wu

- (1) City of Bellevue Watershed Management Plan
- (2) <https://bellevuewa.gov/city-government/departments/utilities/conservation-and-the-environment/drainage-basins/kelsey-creek-basin-drainage-details>
- (3) [Climate change: Trees 'most effective solution' for warming - BBC News](#)

Johnson, Thara

From: Jill Varni <varni.jill@gmail.com>
Sent: Tuesday, July 11, 2023 5:59 AM
To: PlanningCommission
Subject: Comprehensive Plan 2024-2044

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

Please include me as a party of record.

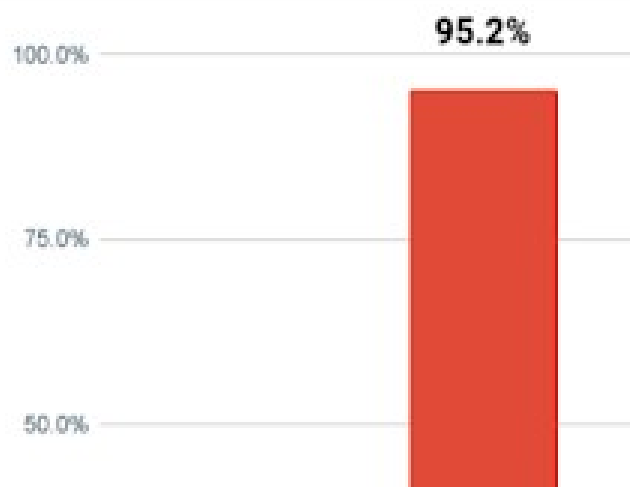
Dear Chair Ferris, Vice Chair Bhargava, Commissioners, and Councilmember Robertson,
My name is Dr. Jill R. Varni. Thank you for the opportunity to comment on the City of Bellevue 2024–2044 Comprehensive Plan Periodic Update and Wilburton Vision Implementation EIS.

Neighborhood subareas next to major transit systems differ in character, density, landscape, and environment. A one-size-fits-all solution does not take into account the needs and characteristics of the affected areas and the impact it will have on residents' well-being, quality of life, and the natural environment. An approach tailored to meet our community's needs may improve the quality of life for all its residents.

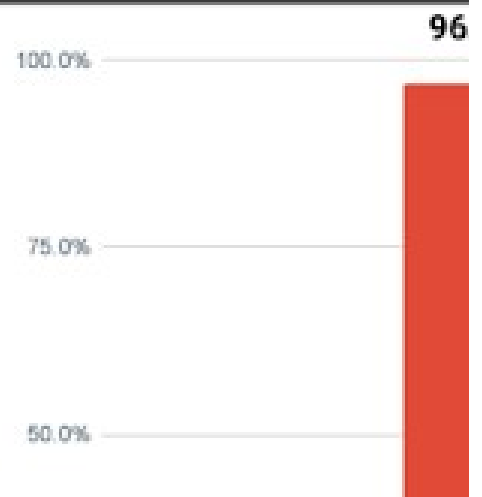
Here are key priorities that our Wilburton neighborhood considers significant and important:

- Prioritize the preservation of Wilburton's environmental ecosystem as they are essential for the health and integrity of Wilburton's critical areas. A survey was undertaken, reaching out to every Wilburton accessible Wilburton home on our single-family residential streets nearest to Bel-Red. The survey results below show that the majority of residents prioritize the preservation of their neighborhood environment over housing density.

Question: Do you think increasing housing density and middle housing options would positively or negatively impact the *animal habitat, streams, and trees in our neighborhood?*



Question: Do you think increasing housing density and middle housing options would positively or negatively impact the *quality of life that you enjoy in your neighborhood?*



Question:
If given the choice, would you prefer the Wilburton Subarea to **prioritize preserving the streams, tree canopies and the wildlife that depend**

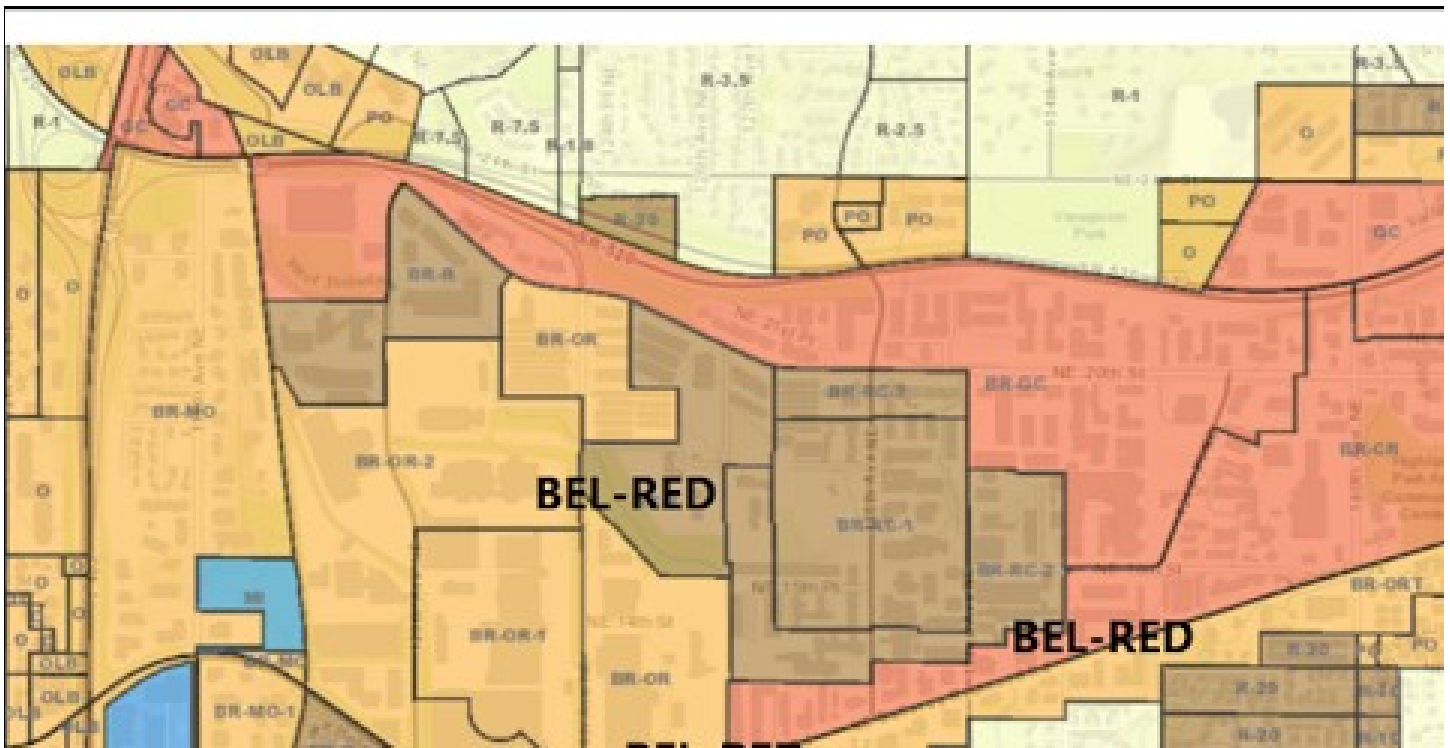


- Inform and ask Neighborhood Associations to reach out to their residents in an impartial, unbiased manner for input and feedback. Stress the need for an engagement process that allows ideas and avoids predetermined outcomes. This will ensure a transparent and inclusive process.
- Prioritize neighborhood residents who have vested interests in their community and are directly impacted. Long term residents have vested interests in their neighborhoods community. Bellevue residents encompass a rich diversity and a spirit of inclusivity and should be adequately represented.
- Homes should fit the scale and character of their neighborhoods. Additionally, it is important to set height requirements that align with the surrounding homes.
- Consider requirements for the cumulative effects of housing density laws on climate temperatures, traffic, noise, air pollution, water pollution, and other environmental factors in neighborhoods and their maximum mitigation limits before a FEIS.
- Residential homes in critical areas need special considerations. The cumulative effects on critical areas need measured mitigation. The Wilburton neighborhood nearest to the Bel-Red development, for example, is in a critical area. Critical area setbacks of 200 feet from open streams should be a requirement for all of the properties in this area. Requiring preservation of mature tree canopies are essential for the ecosystem in critical areas.

Given the unpredictable economy and increasing options for remote work, Alternative 3 is not a desirable choice for the following reasons :

1. Alternative 2 OR a different alternative will provide for more flexibility with a changing economy and job market.
2. Consider that on average, individuals are likely to transition to different jobs, each in a different location approximately six times throughout their lifetime.
3. People tend to have increasing wages as they gain experience and knowledge. Many people
4. Employers are increasingly embracing remote work options and reducing their reliance on office spaces. The projected growth of 35,000 may be too ambitious. It is important to consider that reversing the environmental impact caused by such growth is unlikely to occur.
5. Alternative 3 does not ensure the job market and economic needs are met for different income levels. People who move to Bellevue without jobs and in a vulnerable market may be at high risk for challenges of displacement, homelessness, drug use, illegal drug sales, acute mental illness secondary to drug use, susceptible to drug related crimes, and increasing medical needs. Isolation, loneliness, and homelessness lead to declining health and well-being. This is evident in the city of Seattle where people attracted to Seattle's resources continued to live without jobs and homelessness.
6. The world is facing a dramatic climate change. Temperatures are rapidly rising, and researchers using US Forest Service Inventory data show that increasing temperatures are causing growth declines and slower growth in younger trees. Mature trees remove carbon dioxide in the atmosphere and mitigate the carbon dioxide by 25% while also removing air pollution, naturally and for free. The ability of trees to soak up carbon dioxide makes them a valuable weapon fighting against rising temperatures. *(3) Alternative 3 will cause the greatest effect on changing temperatures in residential areas. Consider a tree code.
7. Preservation of mature trees are essential for cooling stream temperatures and for the sensitive ecosystem.
8. Prioritize science and data. Oppose a recommended over development one size fits all approach including the Bellevue Commerce PLUSH Committee recommendations with 10% FAR and minimum setbacks. These are not reasonable principles and certainly not based on science and data. A one size fits all approach is not considering neighborhoods with diverse types of land.
9. It is essential to ensure that the housing typologies and pace of growth within neighborhoods are properly aligned. This entails developing housing options that complement the scale and character of the different neighborhoods.

**BelRed Development and
Wilburton**



The 900-acre BelRed development is less than a block away from Wilburton.

- By 2030, the BelRed 900-acre development is expected to generate 10,000 new jobs.
- By 2030 the BelRed development is expected to generate 5,000 housing units.
- 2,514 housing units are being reviewed for construction as of December 2022.
- 6,433 parking spaces are currently being reviewed for the BelRed housing and business development – (This will cause significant traffic, noise, and air pollution.)

The Wilburton Vision Implementation will include another growth development with another 5,000 plus additional housing units on NE 116th.

I support the inception and reinstatement of the following Wilburton/NE 8th Subarea Plan Goals:

"Wilburton/NE 8th Subarea Plan Goals

• To separate residential, recreational, and open space areas from commercial areas and to protect space.

• To improve pedestrian accessibility and attractiveness of commercial areas for residents of Bellevue.

To support the provision of commercial services in Wilburton that complement Downtown..."

and:

"...Protecting residential neighborhoods from increased commercial development and traffic, enhancing existing retail areas, and establishing clear boundaries between differing land uses are the Subarea's major issues."

I also support the inception of **Land Use Policies** that aligned with the Wilburton/NE 8th Subarea Plan:

"...POLICYS-WI-1. Protect residential areas from impacts of other uses by maintaining the current boundaries between residential and non-residential areas.

and the previous policies protecting and preserving Wilburton's natural determinants, Wilburton's **Natural Determinants Policies**. The natural environment in our Wilburton neighborhood plays an essential role that provides residents with a profound sense of well-being.

Wilburton Natural Determinants Policies:

"Policies

POLICYS-WI-16. Protect and enhance streams, drainage ways, and wetlands in the Kelsey Creek Basin.

POLICYS-WI-17. Prevent development from intruding into the floodplain of Kelsey Creek.

POLICYS-WI-18. Development should not interfere with Lake Bellevue as a drainage storage area identified in the City's Storm Drainage Plan."

Photos of the Critical Areas

Below are a few photos of wildlife in our cul-de-sac and photos of some of our critical areas in neighboring streets:



**Red-tailed Hawk on
neighbor's roof in Wilburton.**



Another Hawk on a neighbor's Tree.



A Bald Eagle flying over my neighbor's roof.



The Kelsey Creek on our street yesterday. Coho, and Sockeye salmon spawn in K



Tall Firs in Wilburton across of Bel-Red. Homes are surrounded by trees.



Goff Creek on 132



Dense tree canopies in the Wilburton area that cools water and air temperatures.



Wilburton home s



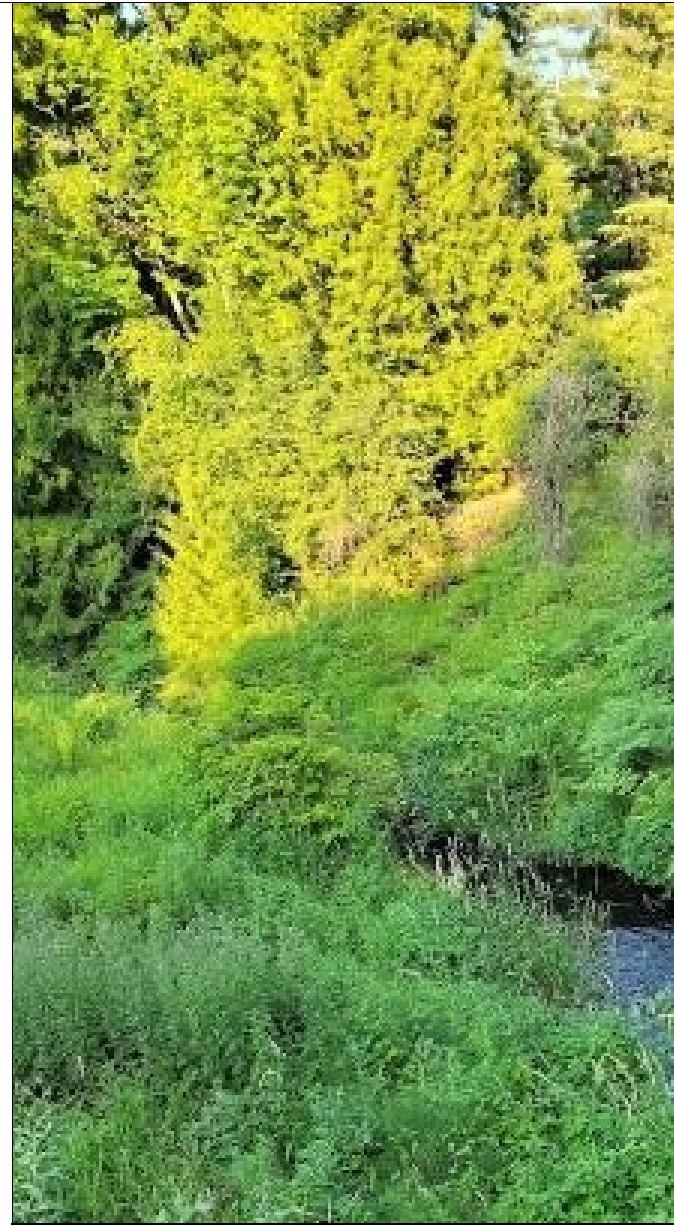
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The Kelsey Creek on our street yesterday. Chinook, Coho, and Sockeye salmon spawn in Kelsey Creek.



Goff Creek on 132nd where p



Dense tree canopies in the Wilburton area that cools water and air temperatures.



Wilburton home surrounded

“The land cover in the Greater Kelsey Creek Watershed is typical of urban watersheds with a lower percentage of tree canopy and higher percentage of impervious surface ...Within Bellevue, ownership of the riparian corridor across all of the subbasins within the Greater Kelsey Creek Watershed is approximately 90 percent private property and 10 percent publicly owned (primarily parks)...”

1. **Pollutant Loading:** Stormwater runoff from impervious surfaces includes road runoff, pollutants, contribute to the worsening habitat water quality for fish and wildlife.

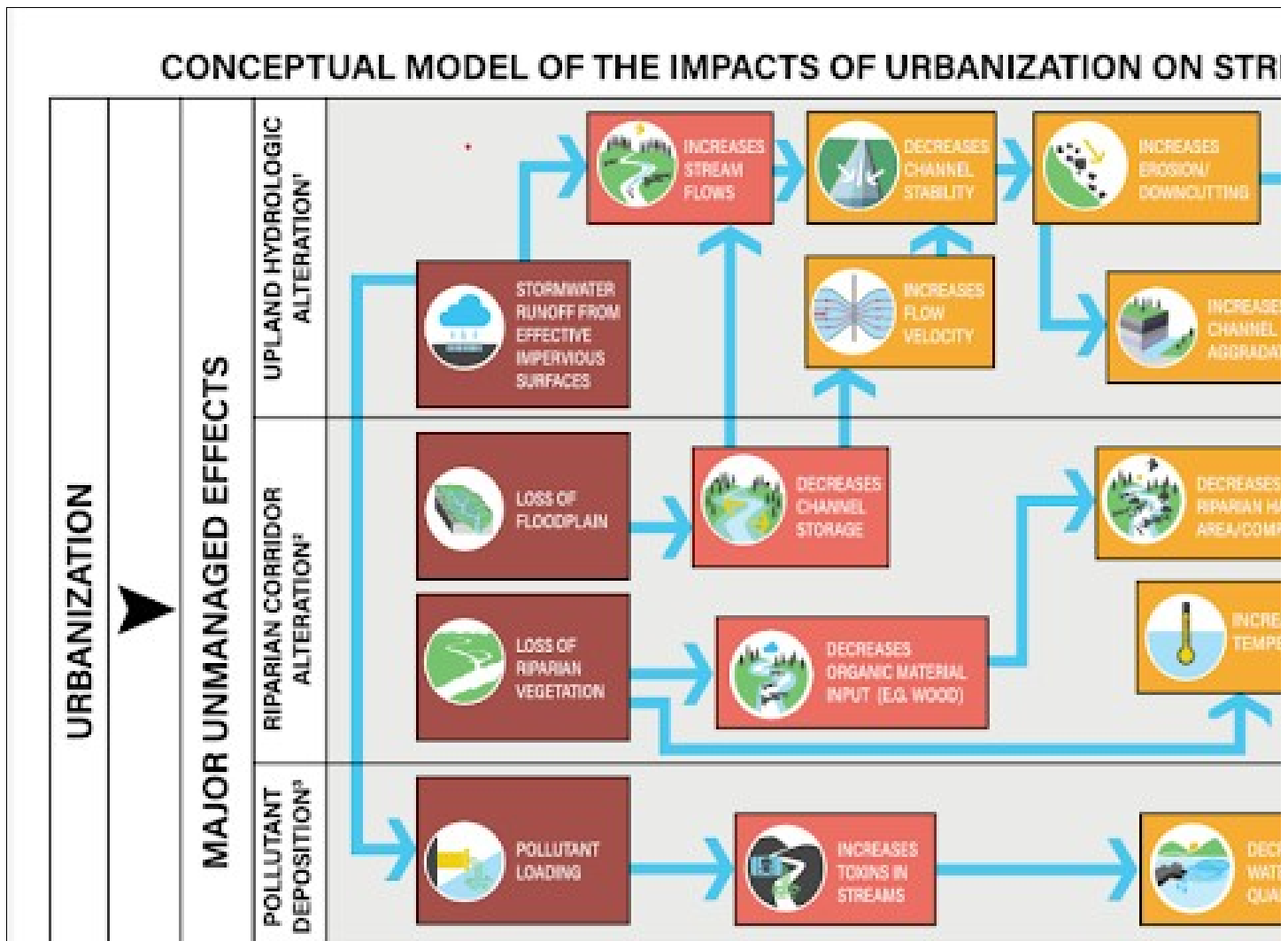
2. **Stormwater Runoff from Effective Impervious Surfaces:** The City's flow control for new development has shown not to be effective at protecting streams from erosion.
3. **Road Culverts and Other Physical Barriers:** A number of physical barriers including undocumented barriers on private properties preventing fish passage for spawning and/or rearing have been identified in all the streams of the Greater Kelsey Creek Watershed.
- 4.
- 5.
- 6.

1. "The land cover in the Greater Kelsey Creek Watershed is typical of urban watersheds with a lower percentage of tree canopy and higher percentage of impervious surface ...Within Bellevue, ownership of the riparian corridor across all of the subbasins within the Greater Kelsey Creek Watershed is approximately 90 percent private property and 10 percent publicly owned (primarily parks)..."■

Factors Affecting the Health of the Greater Kelsey Creek Watershed (1)

1. **Pollutant Loading:** Stormwater runoff from impervious surfaces includes road runoff, pollutants, contribute to the worsening habitat water quality for fish and wildlife.
2. **Stormwater Runoff from Effective Impervious Surfaces:** The City's flow control for new development has shown not to be effective at protecting streams from erosion.
3. **Road Culverts and Other Physical Barriers:** A number of physical barriers including undocumented barriers on private properties preventing fish passage for spawning and/or rearing have been identified in all the streams of the Greater Kelsey Creek Watershed.

Loss of Floodplain and Riparian Function: Urban development has confined and reduced the natural occurrence of wood entering many of the stream reaches in the Watershed. Tree canopies are becoming largely concentrated in parks reducing floodplain storage. This is leading to high velocities and flowrates. The City has invested tens of millions of dollars in the Greater Kelsey Creek Watershed over the past 15 years on in-stream projects that include repairing stormwater outfalls, stabilizing stream slopes, removing fish passage barriers, catching and removing fine sediment, and improving conveyance.



Laws Protecting Wilburton Critical Areas

WAC 365-196-580 Integration with the Shoreline Management Act

The Shoreline Management Act adds goals and policies as set forth under RCW 90.58.020 with equal order of priority goals under 36.70A.020.

Wilburton has the **Kelsey Creek Watershed System**, which includes **Goff Stream**, and is subject to Bellevue City Code Part 20.25H Critical Areas Overlay District. (1) :

“Critical Areas

Critical areas are parts of the landscape afforded special protection because they provide unique environmental functions that are difficult, if not impossible, to replace. The code protects six types of critical areas:

Streams and Riparian Areas

([LUC 20.25H.075](#)) Streams are classified into four types, based on their flow and capacity to support fish. Artificial channels (e.g., ditches) are generally not protected, unless they are used by salmonids or convey a stream that previously occurred naturally in that location.

A healthy stream needs healthy riparian areas along its banks and floodplain. Riparian vegetation provides shade, which protects water quality; retains soil, which prevents erosion that can affect salmon spawning and feeding areas; holds back flood flows; and provides wildlife habitat and the large woody debris that stores sediments, slows flood velocities, and creates good fish habitat.

Wetlands

([LUC 20.25H.095](#)) Wetlands include the vegetated edges of ponds and areas commonly called swamps, marshes, and bogs. Frequently, their water is only visible in the spring. Wetlands are classified into four categories, based on a combination of habitat, water quality, and flood-flow-reduction functions.

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Habitats for these species provide the food, water, nesting/rearing, and cover necessary to support their populations. Protected habitats include naturally occurring ponds under 20 acres, concentrations of dead trees, caves and roosting structures, and large stands of conifers.

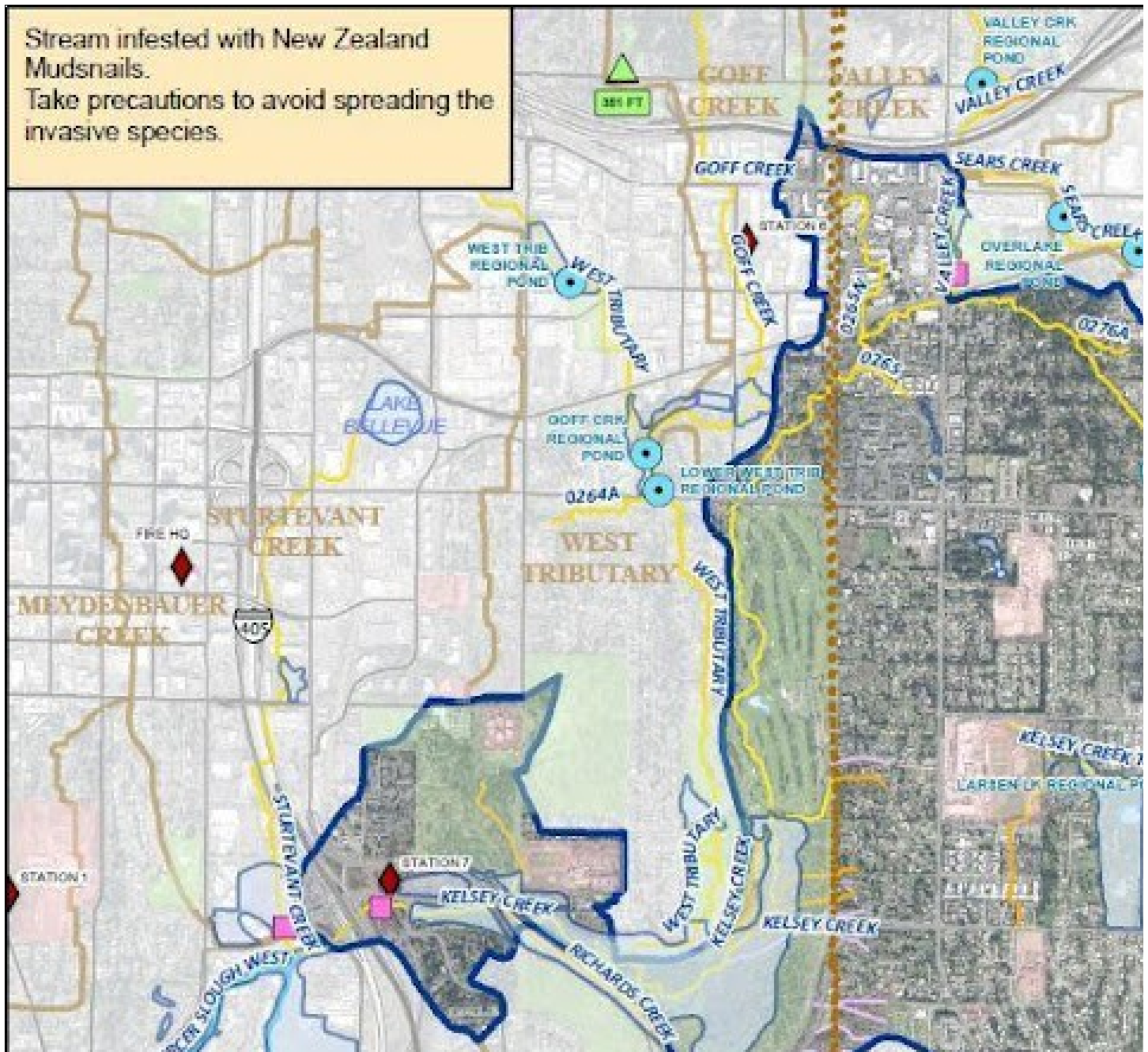
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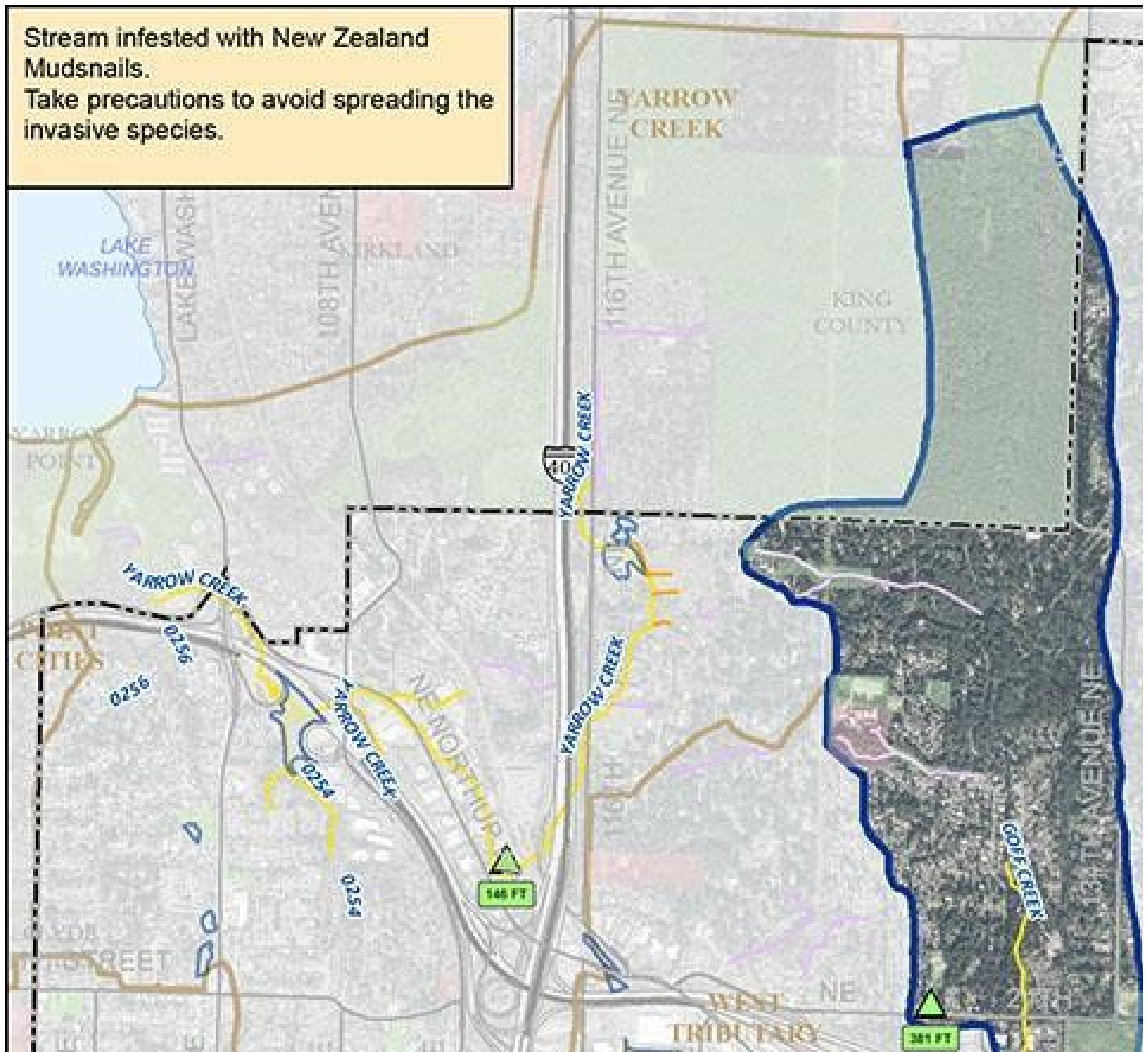
Kelsey Creek Drainage Details (City of Bellevue) *(2)

Salmon Present in the Basin

- Chinook**
- Coho+
- Sockeye
- Cutthroat Trout

* Listed Federal Endangered Species

+ City Species of Local Importance (Bellevue Land Use Code 20.25H.150A)



GOFF Creek – (City of Bellevue) *(2)

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- Chinook**
- Coho+
- Sockeye
- Rainbow & Cutthroat Trout

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Sincerely,

(Name of Resident)

(Address of Resident)

1.

Our Wilburton subarea is expected to grow. We sincerely hope that measures will be taken to ensure the growth is accompanied by safeguards that prioritize the safety of our neighborhood and preserve the unique environment that makes Wilburton so special. Being one of the few areas with tree canopies in a city of this size in the entire USA, the preservation of our environment was a primary factor in our decision to live here. We appreciate the opportunity to work with you.

Sincerely,

Jill R. Varni, M.D.

I live in Tall Firs Estates:

907 129th Pl. NE

Bellevue WA 98005

206-718-1545

1.

2.

3.

4.

5.

6.

Johnson, Thara

From: PATRICIA BROWN <badgergramma@msn.com>
Sent: Monday, July 10, 2023 2:40 PM
To: Council
Cc: PlanningCommission
Subject: Comprehensive Plan

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

Council Members,

We have been homeowners in Bellevue since 1968 and have watched the quiet, suburban, bedroom community we chose to reside in grow to a busy and sometimes problematic city. The Comprehensive Plan being presented to you now is one of those problems cited. The first thing that sticks out is that the Commission has lumped together a number of “neighborhood shopping centers”, that have little if any similarity, into a one sized fits all zoning change. How the Commission can think that the Lakemont and Newport Hills Center neighborhoods are at all similar to Kelsey Creek and Northtown is crazy.

I’m speaking now as a resident of the Newport Hills area. In the Spring of 2016, we fought the up zone of the Newport Hills Shopping center area to include dense housing. We pointed out how the neighborhood is somewhat removed and secluded with limited ingress/egress. We pointed out the traffic blockages during heavy traffic times on 119th SE, SE 60th, Lake Washington Blvd SE and Newcastle Way. If there is an accident on I405 or Coal Creek Parkway, traffic immediately switches over to our neighborhood streets trying to by pass the stoppage. Those problems have not improved since 2016 because more vehicles have been added to the roads with the completion of The Commons, Risdon Middle School and housing developments along Lake Washington Blvd. We are also discovering that the new supposedly neighborhood Woodlawn Park has been taken over by vehicle driving dog owners from other municipalities. The huge condominium development under construction on Coal Creek Parkway will bring even more traffic issues to our area. Changing the zoning in Newport Hills to allow for denser housing, i.e.: more stories, should not even be considered. I suggest Bellevue start issuing permits for more MIL units instead of bigger residences on tear down properties and shopping center sites.

Newport Hills has only a “milk run” transit bus serving it. The closest Park and Ride is more than a comfortable walk away. This is a car required neighborhood. Adding dense, multistoried housing will only compound existing problems. Metro is cutting bus service County wide in case you haven’t heard.

I have the feeling that both Bellevue Planning and City Council are being pressured and wooed by unhappy real estate investors who aren't making the cash return they would like. That is not our fault, that is not the fault of the rest of the residents of Bellevue neighborhoods either. We didn't force them to buy the properties. They made the choices. The company that owns the shopping center near us makes no effort to do any upgrades or even entertain new clients. It's almost as though they think if they let the center become a slum, the residents will beg for any kind of upgrade. Well, we aren't buying it and hope that the City Council listens to it's neighborhood residents rather than the real estate developers who are out for the dollar.

In closing, we think that both the Planning Commission and City Council MUST separate the neighborhood shopping centers being considered for rezoning into separate entities. You should not do a blanket deal. What's sauce for the goose is not sauce for the gander in this situation. Newport Hills neighborhood shopping center, Belleast Shopping and Lakemont center have nothing in common with the Kelsey Creek Shopping Center on 148th or Northtown on Bellevue Way except they are all inside Bellevue city limits. Consider each separately, please. And do your research into the past attempts to upzone these areas. If there was a reason not to change zoning then, that reason probably still holds. In addition, I'm not sure any of these shopping center areas meet the requirements for availability of transit and access to park and ride lots. Keep the dense housing in Spring District, downtown and Eastgate corridor. Thank you.

Patricia and Bruce Brown
4700 Lakehurst Lane SE
Bellevue WA 98006

Sent from [Mail](#) for Windows

Johnson, Thara

From: Craig Spiezle <craigsp@agelight.com>
Sent: Monday, July 10, 2023 2:26 PM
To: Cuellar-Calad, Luisa; Ferris, Carolyn; Bhargava, Vishal; Goepppele, Craighton; Malakoutian, Mohammad; Brown, Karol; Khanloo, Negin
Cc: PlanningCommission; Robertson, Jennifer S.
Subject: FW: Public Comments In Opposition To Staffs Preferred alternative to EIS for NW Quadrant
Attachments: LochlevenEIS.pdf

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

Dear Commission Members,

Attached you will find my oral comments I plan to make tonight to City Council. As noted in my letter, the capacity to digest and understand the impact of the EIS is a significant challenge for everyone. The aggressive timeline has prevented meaningful public engagement and is unrealistic. As recognized by each of you in recent meetings, your ability to make an informed decision has been limited.

I encourage the Commission to use your authority and push back on the Planning Department on the strategy and timeline. This is a very important initiative that is redefining nearly every neighborhood in the City.

I am requesting a meeting with each of you do discuss this issue in great detail

Respectfully,

Craig Spiezle
425-985-1421

From: Craig Spiezle
Sent: Monday, July 10, 2023 8:14 AM
To: Robinson, Lynne <LRobinson@bellevuewa.gov>; Lee, Conrad <CLee@bellevuewa.gov>; Zahn, Janice <JZahn@bellevuewa.gov>; Stokes, John <JStokes@bellevuewa.gov>; Barksdale, Jeremy <JBarksdale@bellevuewa.gov>; Nieuwenhuis, Jared <JNieuwenhuis@bellevuewa.gov>; Robertson, Jennifer S. <j.robertson@bellevuewa.gov>
Cc: Council Office <CouncilOffice@bellevuewa.gov>; Council City <council@bellevuewa.gov>
Subject: Public Comments In Opposition To Staffs Preferred alternative to EIS for NW Quadrant

In advance of tonight's Council meeting, I am sharing you my planned oral comments. Thank you for your time and efforts.

I look forward to discussing these concerns in great detail.

Craig Spiezle
<https://agelight.com>
425-985-1421

July 10, 2023

To: Members of Bellevue City Council

cc: Planning Commission, Planning Department

Fr: Craig Spiezle, Resident of Lochleven craigsp@agelight.com 425-985-1421

Good evening, my name is Craig Spiezle. I am speaking on behalf of many of my neighbors in Lochleven. We are in opposition to the Planning staff's preferred alternative for the Environmental Impact Statement (EIS) for the Northwest Quadrant including the classifications of R-Medium and R-High throughout Lochleven.

Over the past several months, the Planning Department has advanced many initiatives. We appreciate their work and professionalism, yet the sheer volume of their proposals has been overwhelming. The capacity to digest and understand the impact of the EIS is a significant challenge. The aggressive timeline has prevented meaningful public engagement. As stated by some Commission and Council members, your ability to make an informed decision has been limited.

It is important to note the community is still trying to understand the impact of HB1110. With the increased height of these same properties up to six stories, the compounded impact will forever change the character of our neighborhoods.

While some of these changes might be reasonable for commercial districts, the expansive scope of the EIS including existing single family homes is fundamentally wrong. The "Preferable Alternative" would be a direct conflict to the principles and assurances made by Council over the past decade. The "wedding cake" model championed and embraced by the City made it possible for substantial investment in residential properties outside of the downtown core. If approved the City would be abandoning this agreement with the community.

In summary the Planning staff's preferred alternative should not be approved for the following reasons:

1. Directly conflicts with the Comp Plan for NW Bellevue, revised less than 2 years ago
2. Diminishes the mandated buffer and separation between downtown Bellevue and Lochleven.
3. Does not consider the loss of privacy to nearby properties.
4. Does not consider the loss of light and shadow footprint on nearby properties and impact to the tree canopy.
5. Does not consider the impact to traffic, pedestrian safety, parking and curb management.
6. Does not consider the impact to city utilities and infrastructure, including police and fire.
7. Lacks an economic impact assessment to homeowners property values.

Our ask is to send back the EIS to the Planning Department. Council needs to require a data driven analysis and establish a realistic schedule to allow all stakeholders adequate time to study these proposals.

Over the past two years the City has made significant progress increasing housing alternatives and topographies. Council today needs to draw a line in the sand of what is reasonable. Increasing density at all costs should not be the answer. We need your help to preserve our great neighborhoods.

Thank you for all of your work in making Bellevue a great City and protecting our City for future generations.



Craig Spiezle

425-985-1421

Johnson, Thara

From: p johnston <pamjjo@msn.com>
Sent: Monday, July 10, 2023 2:05 PM
To: Johnson, Thara
Cc: Heilman, Mark; Nesse, Katherine; King, Emil A.; Cuthill, Theresa; Brod, Brooke; brooks@windermere.com; wendyrjones@hotmail.com; Wilburton Preseident (wilburtonpresident@gmail.com); phyllisjwhite@comcast.net; Council; PlanningCommission
Subject: RE: 23-447 - A. Racially Disparate Impact Analysis

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

While I understand that planning is just trying to comply with State Law, I find it inexcusable that the City is willing to publish concerns about specific subdivisions without notifying the homeowners and residents in those subdivisions.

I would like to understand how the past has affected today. Please elaborate on what this does mean for Bellevue and these specific properties.

Residents expect a transparent and inclusive Comp Plan process. In order to be knowledgeable and informed on a relating to a specific list properties, the property owners should be contacted, informed what this means, added to list of stakeholders for this issue, and kept informed. It is certain to build distrust by not informing the public when mentioning their neighborhood or specific property.

From the last two pages of <https://bellevue.legistar.com/View.ashx?M=F&ID=12077312&GUID=642B89E0-193F-4C9B-AD17-34C359BB497F>

TABLE 4-1 **Racial Covenants in Bellevue⁴³**

Subdivision (Plat)	Neighborhood ⁴⁴	Racial Restriction	Parcels Covered	Year
Enatai Waterfront Addition	West Bellevue	No person of African, Japanese, Chinese, or of any other Mongolian descent shall be allowed to purchase, own or lease said real property or any part thereof.	75	1928
Pleasure Point Park Div. 1, 2 (unrecorded)	Willburton	It is understood and agreed that said premises shall be used for residential purposes only and cannot be reconveyed to aliens, disorderly persons, or persons not of the Caucasian race.	2	1928 – 1943
Shorelands	West Bellevue	That neither said premises, nor any interest therein shall at any time be leased, sold, devised or conveyed to, or inherited by or otherwise acquired by, become the property of, used or occupied by any person other than one of the White or Caucasian race, provided however, that persons not of the White or Caucasian race may be kept thereon by such a Caucasian occupant strictly in the capacity of servants of such occupants.	64	1929
Maxwell Braes Addition	West Bellevue	No part of the lands shall ever be used or occupied by any person other than members of the Caucasian race, except that this Covenant shall not prevent occupancy by domestic servants of a different race domiciled with an owner or tenant.	140	1943
Bellevue Park Add	West Bellevue	No part of the lands shall ever be used or occupied by any person other than members of the Caucasian race, except that this Covenant shall not prevent occupancy by domestic servants of a different race domiciled with an owner or tenant.	190	1943
Killarney No. 2	West Bellevue	No person of any race other than the White race shall use or occupy any building or lot, except that this covenant shall not prevent occupancy by domestic servants of a different race domiciled with an owner or tenant.	47	1946

⁴² Civil Rights & Labor History Consortium, University of Washington, "Mapping Race and Segregation in Seattle and King County 1940-2020," depts.washington.edu, accessed April 2, 2023, <https://depts.washington.edu/labhist/maps-race-seattle.shtml>.

⁴³ The Seattle Civil Rights & Labor History Project, University of Washington, "Racial Restrictive Covenants," 2010, <https://depts.washington.edu/civilr/covenants.htm>.

⁴⁴ City of Bellevue, WA, "Neighborhood Areas [Map]," April 3, 2020, https://apps.bellevuewa.gov/gisdownload/PDF/Planning/NeighborhoodAreas_8x11.pdf.

Subdivision (Plat)	Neighborhood ⁴⁴	Racial Restriction	Parcels Covered	Year
Manor Hill Addition	Northwest Bellevue	No person of any race other than the White or Caucasian race shall use or occupy any building or any lot, except that this covenant shall not prevent occupancy by domestic servants or a different race domiciled with an owner or tenant.	59	1947
Sibley Wood	West Bellevue	"No Property in Sibley Wood addition shall at any time be used or occupied by any person or person not of the white and Gentile and Caucasian race. No person other than one of the white and Gentil can Caucasian race shall be permitted to occup any property in said addition or portion of a building theron except a domestic servant actually employed by a person of the white and Gentile and Caucasian race where the latter is an occupant of such property."	31	1947
The Diamond S Ranch	Northwest Bellevue	No property in said addition shall at any time be sold, conveyed, rented, or leased in whole or in part to any person or persons not of the White or Caucasian race. No person other than one of the White or Caucasian race shall be permitted to occupy any property in said addition or portion thereof except a domestic servant actually employed by a person of the white or caucasian race where... an occupant of the property.	16	1949

Cordially,

-pamla johuston

425-881-3301

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

Sent: Wednesday, June 28, 2023 1:23 PM

To: p johnston <pamjjo@msn.com>

Cc: Heilman, Mark <MHeilman@bellevuewa.gov>; Nesse, Katherine <KNesse@bellevuewa.gov>; King, Emil A. <EAKing@bellevuewa.gov>; Cuthill, Theresa <TCuthill@bellevuewa.gov>; Brod, Brooke <BBrod@bellevuewa.gov>

Subject: RE: 23-447 - A. Racially Disparate Impact Analysis

Good Afternoon Pam,

Theresa Cuthill forwarded your question onto me. The City did not contact property owners as part of the racially disparate impacts analysis. This is a requirement that arose as a result of state legislation (HB 1220) requiring jurisdictions to assess redlining and past (historical) inequities which will inform changes to policies to address some of those impacts and prevent future inequity.

Please let me know if you have any additional questions.



Thara Johnson

Comprehensive Planning Manager, City of Bellevue

tmjohnson@bellevuewa.gov | [425-452-4087](tel:425-452-4087) | BellevueWA.gov

From: p johnston <pamjjo@msn.com>
Sent: Wednesday, June 28, 2023 12:45 PM
To: Cuthill, Theresa <TCuthill@bellevuewa.gov>
Subject: 23-447 - A. Racially Disparate Impact Analysis

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

Have the owners of the properties listed ats having been redlined been contacted, so they know this list exists?

<https://bellevue.legistar.com/View.ashx?M=F&ID=12077312&GUID=642B89E0-193F-4C9B-AD17-34C359BB497F>

thanks

-pam

Johnson, Thara

From: Johnson, Thara
Sent: Monday, July 10, 2023 9:24 AM
To: Plummer David F.; PlanningCommission
Cc: King, Emil A.; Miyake, Brad
Subject: RE: Comments to Planning Commision

Thank you for the question, Mr. Plummer.

Email comments that are received after the packet is produced and published are sent to the Commission from support staff (myself) and summarized during the written communications portion of the agenda.

Please let me know if you have any additional questions.

Sincerely,

Thara Johnson

Thara Johnson
Comprehensive Planning Manager, City of Bellevue tmjohnson@bellevuewa.gov | 425-452-4087 | BellevueWA.gov

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

From: Plummer David F. <pdf3@comcast.net>
Sent: Saturday, July 8, 2023 12:13 PM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Cc: Council <Council@bellevuewa.gov>; King, Emil A. <EAKing@bellevuewa.gov>; Miyake, Brad <BMiyake@bellevuewa.gov>; Johnson, Thara <TMJohnson@bellevuewa.gov>
Subject: Comments to Planning Commision

[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!

Why were my comments (copy below) that I addressed to the Planning commission (regarding Item 23-447 of the Commission's 14 June 2023 meeting) in my email of 14 June 2023 not included in the "Written Comments" for that meeting, or for the "Written Comments" of the Commission's 21 June 2023 meeting?

RSVP,

David F. Plummer

Johnson, Thara

From: Plummer David F. <pdf3@comcast.net>
Sent: Saturday, July 8, 2023 12:13 PM
To: PlanningCommission
Cc: Council; King, Emil A.; Miyake, Brad; Johnson, Thara
Subject: Comments to Planning Commision
Attachments: Comments on Bellevue 2024 Comprehensive Plan Periodic Update, Item 23-447 On Commission 14 June 2023 Meeting Agenda.eml

[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!

Why were my comments (copy below) that I addressed to the Planning commission (regarding Item 23-447 of the Commission's 14 June 2023 meeting) in my email of 14 June 2023 not included in the "Written Comments" for that meeting, or for the "Written Comments" of the Commission's 21 June 2023 meeting?

RSVP,

David F. Plummer

Johnson, Thara

From: Plummer David F. <pdf3@comcast.net>
Sent: Wednesday, June 14, 2023 3:04 PM
To: PlanningCommission
Cc: onebellevue@googlegroups.com
Subject: Comments on Bellevue 2024 Comprehensive Plan Periodic Update, Item 23-447 On Commission 14 June 2023 Meeting Agenda

(Reference: Agenda memo and attachments A, B, C, and D for meeting Agenda Item 23-447, dated 14 June 2023; and the Bellevue 2024-2044 Comprehensive Plan Periodic Update and Wilburton Vision Implementation DEIS dated April 2023.)

Hello Commissioners!

Regarding the references, I urge you to consider the following:

1. The City staff did a poor job of documenting the work of the City's so-called **Strategy Team**; it is virtually impossible to relate the City's poor records to the summary presented in Attachment C of the agenda memo; thus, it is not possible to develop and submit to the Commission effective comments on the Strategy Team's recommendations, or the materials related to the Team presented in Attachment C to the agenda memo.

2. The DEIS was prepared with no information on the City's proposed 2024 Comprehensive Plan even though the City staff has had ample time, resources and information to prepare a draft version of the Plan. Thus it was not possible to compare the probable environmental impacts of the Plan with the environmental impacts of the 4 alternatives identified in the DEIS.

3. The 4 alternatives in the DEIS are not based on the jobs/housing targets assigned to the City by the **2021 King County Countywide Planning Policies** adopted 21 December 2021, ratified 6 April 2022. The City staff have provide no information on how the jobs/housing capabilities for the 4 alternatives described in the DEIS were derived, nor why the excessive jobs/housing capacities of the 3 Action alternatives would be required.

4. The City staff selected about 50 persons to become members of something called the **2044 Strategy Team**; the staff has not released any information about the basis for selecting the Team members, and has not identified of the City neighborhoods in which the team members reside.

5. The entire 2024 Comprehensive Plan update is being conducted in a hasty and arcane manner designed to prevent effective public review and input.

6. The DEIS did not include a 20-year population forecast for the 2024 update to the City's comprehensive plan. A well documented forecast for the Plan's time period (2024-2044) is a critical step for communities beginning the review and update of their comprehensive plans; a credible updated plan cannot be made without such a forecast.

Sincerely yours,

David F. Plummer

14414 NE 14th Place
Bellevue, WA 98007

Johnson, Thara

From: Jodie Alberts <jodie@bellevuechamber.org>
Sent: Wednesday, July 26, 2023 4:08 PM
To: PlanningCommission
Cc: Jessica Clawson; Joe Fain
Subject: PLUSH Written Comments - Wilburton CPA

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

Members of the Planning Commission,

Thank you for your continued work on the Wilburton Vision Implementation CPA. Below are comments that we would like to submit on behalf of the Chamber's PLUSH Committee.

Recommendations for Wilburton CPA:

- New LU-4 states "Right-size vehicle and bicycle parking supply and requirements to reflect trail and transit proximity and access." As noted in our DEIS letter, the City should remove minimum parking requirements for sites proximate to light rail. This policy should go beyond "right-sizing" to acknowledge "elimination" of minimum vehicle parking requirements is appropriate within 1/4 a mile of light rail stations.
- New LU-5 states "Develop compact, mixed use site and neighborhood configurations that support active transportation." Developing "compact" sites affect street grid and max block size that would hinder development of larger parcels in the subarea. We request this instead state: "Development mixed use site and neighborhood configurations that support active transportation."
- The Housing Policy Goal is "To expand diverse housing across unit types and affordability levels." We're concerned this goal does not go far enough to recognize the need for new housing in Bellevue, and it should specifically recognize the City's goal to encourage housing in Wilburton to help meet the City's overall housing demand. We'd recommend revising to: "To expand diverse housing across unit types and affordability levels at a rate of production that consistently helps Bellevue achieve its housing demand."
- S-WI-22 states "Cultivate mixed-income communities that integrate market rate development with subsidized affordable and 'workforce' housing through regulatory and incentive approaches." The City is studying both regulatory and incentive approaches in the FEIS and direction on including both approaches (or one or the other) should not be provided until the FEIS is completed and decision-makers can be informed by the data in the study. In general, we support incentive approaches over regulations that risk slowing the velocity of housing production, and we encourage you to table and revisit this policy after the FEIS is published.
- IMP-1 states "Develop land use code tools that enable development contributions toward public benefit, including affordable and family-sized housing units, open space, and community and cultural spaces." This is a reasonable policy, but it must also recognize that none of the listed public benefits will be achieved if they are not calibrated properly to encourage overall redevelopment to occur. We recommend the City add as a second sentence: "Right-size development contributions to account for all development costs to ensure redevelopment can occur to support the Wilburton TOD Vision and Goals."

Thank you for the opportunity to comment and for bringing your attention to this matter. We look forward to continuing this important work alongside the Commission and the City.

Warm regards,
Jodie

Jodie (Chavez) Alberts | Vice President of Government Affairs

Bellevue Chamber of Commerce

M: 901.834.4261 | O: 425.213.1206 | E: jodie@bellevuechamber.org

330 112th Ave. NE, Suite 100, Bellevue, WA 98004



Johnson, Thara

From: phyllisjwhite@comcast.net
Sent: Wednesday, July 26, 2023 3:57 PM
To: Bhargava, Vishal; Khanloo, Negin; PlanningCommission; Brown, Karol; Cuellar-Calad, Luisa; Goeppele, Craighton; Malakoutian, Mohammad; Robertson, Jennifer S.
Cc: Council
Subject: Tree Canopies, Wilburton Vision Implementation and the Wilburton Comp Plan

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

Dear Bellevue Planning Commissioners,

Thank you for the opportunity to present our public comments. My name is Phyllis White, and I am a resident of Wilburton. I am speaking on behalf of many of my Wilburton neighbors and residents and share our concerns for the preservation of our mature tree canopies and the continued protection of the health of the riparian corridors, streams, and the ecological sustainability of the natural critical areas running through our neighborhood. We request that you consider the preservation of our neighborhood trees essential for the sensitive ecological environment supporting the endangered aquatic species and priority species land animals living in and along the Kelsey creek tributaries in our neighborhood. Currently, we have 39% tree canopies in our neighborhood. This is essential to preserve for the well-being of our community.

Our neighbors submitted numerous letters. The Wilburton neighborhood includes the subareas around the Wilburton Vision Implementation and as far as the BelRed development a few blocks away from the Evergreen Village along 140th Ave NE. We have wetlands, marshes, tributaries, and century old trees and streams that are frequently showing signs of increasing pollution, foam and murky water.

We appreciate your consideration and all of your hard work.

Respectfully,

Phyllis White
Wilburton Resident

Johnson, Thara

From: p johnston <pamjjo@msn.com>
Sent: Wednesday, July 26, 2023 3:37 PM
To: PlanningCommission
Cc: Pamela Gunther; irmaf@comcast.net; BTCC Board; linda shulman; Khaiersta English; Nieuwenhuis, Jared
Subject: Concerns That Have Been Raised In Bridle Trails

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

Bridle Trails has its own code that needs to be considered separately. Perimeter trees are of greater significance due to privacy, septic systems locations, and trails.

Price of permit should cover adequate inspection before and after project is completed. Don't allow people to send in pictures for cutting. Verify.

Fine plus require cover full cost of replacement of same size and age, even if huge.

Consider roots are important as trunk and branches. Check out Root Cause Seattle. There are methods of separating soil from roots for large trees.

Require plants on State the King County Weed Control board list cannot be planted. Barriers do not prevent birds from carrying away the seeds

- [WA State Noxious Weed List](#)
- [Complete King County Weed List](#)
- [Class A Noxious Weeds](#)
- [Class B Noxious Weeds](#)
- [Class C Noxious Weeds](#)
- [Non-Regulated Noxious Weeds](#)
- [Weeds of Concern List](#)

Many properties in Bridle Trails have septic systems. Require water seeking rooted trees should be forbidden. Riparian areas should have riparian trees

Water shortage rules defined before a shortage so water systems can be built or changed to prevent trees from dying.

Make a list of plants that work well in Bellevue for green fences or shrub fences,
Make a list of appropriate shrubs that can be in an understory.

Create 10' minimal setbacks to allow for more trees for privacy while still being enough room for emergency services.

Consideration for trees in the equestrian overlay.

Some trees should be allowed to be count. Big Leaf maple and Alder for examples.

1 tree to 4 parking spaces required.

Roof garden trees count

What are the rules on storage of firewood?

Cordially,

-pamela johnston

425-881-3301

Johnson, Thara

From: Jacquie Quarre <jacquie@tharsis.land>
Sent: Wednesday, July 26, 2023 12:45 PM
To: PlanningCommission
Cc: Johnson, Thara; Shull, Janet; Panganiban, Justin
Subject: Suggestion on draft LU-1 for 7/26 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.

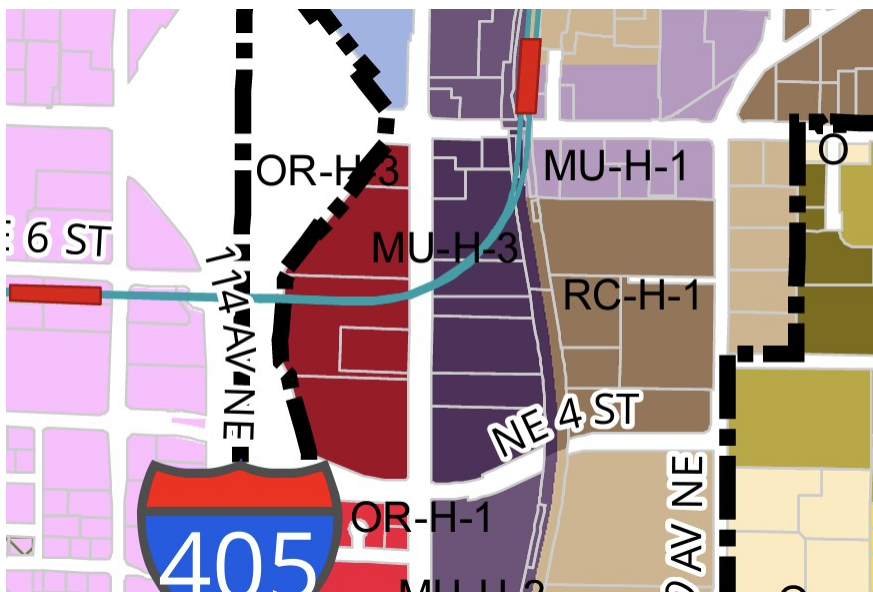
Dear Planning Commission,

Thank you for your hard work on the land use policy updates. We represent Beta-Bellevue Auto Center, L.L.C., who owns the property located at 620-638 116th Ave NE, which is located approximately 500 feet from the Sound Transit Wilburton Station. The DEIS and preferred alternative study a MU-H-3 land use classification for the Beta-Bellevue property, which has the tallest height limits for the MU classification.

We reviewed the draft land use policies being presented at tonight's meeting and want to suggest a clarification for the draft new LU-1, which currently reads: *"Allow for the tallest buildings closest to Downtown and along Interstate 405, transitioning down in height toward the east."*

Based on the heights studied in the DEIS and preferred alternative, it is important to clarify in LU-1 that the area of the tallest buildings will include the portion of 116th where the Beta-Bellevue property is located. We suggest amending LU-1 to read: *"Allow for the tallest buildings closest to Downtown, ~~and~~ along Interstate 405, and on 116th Ave NE between NE 4th Street and NE 8th Street, transitioning down in height toward the east."*

This language captures the H-3 height limit that the City is planning for along 116th Ave between NE 4th and NE 8th, which is shown below (snapshot taken from the preferred alternative land use map):



Thank you for your consideration of this change, and please let us know if you have any questions.

Jacquie

Jacquie Quarré
Tharsis Law P.S.
jacquie@tharsis.land
Direct/cell: 425-891-7842

Johnson, Thara

From: Neal Mulnick <neal@clover.capital>
Sent: Wednesday, July 26, 2023 12:45 PM
To: PlanningCommission
Cc: Shull, Janet; Panganiban, Justin
Subject: Wilburton Vision Implementation – 7/26 Draft CPA Comments

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

Re: Wilburton Vision Implementation – 7/26 Draft CPA Comments

Dear Chair Ferris and Planning Commissioners,

We are the owners of the Ford AutoNation Site at 411 116th Avenue NE and are writing to provide comment on the City's proposed draft Comprehensive Plan Amendments (CPAs) for the Wilburton Vision Implementation that are on tonight's meeting agenda. The land use policies under consideration begin to set a framework for a dense, multi-modal, and mixed-use future neighborhood that will ultimately be realized through the development standards. On the whole, we support the high-level policies, especially New LU-1 that places the tallest heights closest to Downtown and I-405, but have a few suggestions to refine the policies so that they don't unduly constrain future regulations or delay development.

New LU-5 states "Develop compact, mixed-use site and neighborhood configurations that support active transportation." Although we support this policy, we are concerned future regulations to achieve "compact" development will rely on prescriptive street and through-block connections, and floorplate limits that will severely constrain development sites. These regulations have posed challenging and in some cases hindered development Downtown and in Bel-Red. Floorplate sizes that are efficient (rather than overly prescriptive) and tailored to the use should also be incorporated. To ensure lessons learned, including the need for flexibility, are incorporated into future development standards we recommend the following revisions: "Encourage efficient, mixed-use site and neighborhood configurations that support active transportation through flexible site planning standards and incentives for pedestrian and multi-modal connections."

New IMP-4 appears related to New LU-5 and states "Encourage early planning and coordination between adjacent properties to ensure consistent improvements between development sites." We have concerns about how this will be implemented, and believe the City should take an active role if it wants to see consistency in the look and feel of improvements by setting clear and objective design guidelines. Coordination between adjacent properties can be difficult for a host of reasons, and as properties develop incrementally they must respond to the site conditions that exist at the time of development. Although the policy references "encourage," we're concerned this will essentially become an expectation, and requiring coordination between owners will slow down the development process. We would recommend deleting this policy.

Thank you for this opportunity to comment, and we look forward to continuing to engage with you and staff throughout the CPA process for Wilburton.

Sincerely,
Neal Mulnick

--

Neal Mulnick

Clover Capital LLC

Cell: 253-973-7770 | Office: 425-746-1500 | neal@clover.capital | VisitClover.com

14510 NE 20th Street - Suite 205, Bellevue, WA 98007



Johnson, Thara

From: Abigail Pearl DeWeese <abigail.deweese@hcmp.com>
Sent: Wednesday, July 26, 2023 12:28 PM
To: PlanningCommission
Cc: Shull, Janet; King, Emil A.; Johnson, Thara; Panganiban, Justin; Campbell Mathewson
Subject: RE: Wilburton Vision Implementation Draft Comprehensive Plan Amendments -7/26 Study Session Comments

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

Dear Chair Ferris and Planning Commissioners,

Thank you for your continued work on the Wilburton Vision Implementation. We represent the owners of the property in Wilburton located at 11635 NE 8th Street, who are Midlakes LLC and the Matthewson Family. The property is immediately adjacent to the west of Eastrail and across the street from the Wilburton Station, and is a great candidate for redevelopment to meet the City's Wilburton vision.

We are submitting additional comments on the draft Comprehensive Plan policies for Wilburton that build on our comments submitted in advance of your last meeting on this topic earlier this month. You'll also hear a presentation tonight from staff regarding PSRC's "Housing Opportunities by Place" ("HOP") toolkit. The toolkit recognizes Wilburton as an area ripe for "Transformation and Diversification" in housing types because of the significant access to transit. Our comments are informed by this designation.

Policy Number	Proposed Text	Suggested Text	Rationale
NEW LU-1	Allow for the tallest buildings closest to Downtown and along Interstate 405, transitioning down in height toward the east.	Allow for the tallest buildings closest to Downtown and along Interstate 405 <u>and proximate to light rail, gradually</u> transitioning down in height toward the east.	The area between Eastrail and Interstate 405 in Wilburton, and especially the area immediately proximate to the new Wilburton light rail station should have the highest heights and densities. This area is the true transition from Downtown. In order to ensure the future Wilburton neighborhood is TOD-focused, the highest densities must also be surrounding the light rail station. The suggested revisions clarify the policy to achieve these goals.
NEW LU-4	Right-size vehicle and bicycle parking supply and requirements to reflect trail and transit proximity and access.	<u>Eliminate vehicle parking minimums</u> and right-size bicycle parking supply requirements to reflect trail and transit proximity and access.	This is a good policy, but it should be revised further to reflect a strong policy preference to eliminate over-regulation of parking by transit. Eliminating vehicle parking minimums adjacent to light rail ensures that buildings are not "over-parked," and instead allows the market to deliver parking that is tailored to current demands. <u>Parking will still be provided with projects because lenders and capital partners expect this.</u> As noted by PSRC in the HOP toolkit for "Transform and Diversify" areas like

			Wilburton, “requiring excessive parking tacitly encourages and, in some cases, subsidizes auto-dependence. Requiring less parking promotes transit and nonmotorized travel.” A multi-modal future that avoids vehicle gridlock is what we want to achieve in the Wilburton TOD area and eliminating parking based on transit proximity will support this future.
NEW LU-5	Develop compact, mixed-use site and neighborhood configurations that support active transportation.	<i>Retain this policy concept, and add requested New UD-10.</i>	<p>In order to achieve efficient and compact development it is imperative that small sites have densities and flexibility available to support redevelopment. We suggested NEW UD-10 below that complements this LU policy concept well, and we request you include it in further policy drafts:</p> <p><u>NEW UD-10:</u> <u>Recognize that sites smaller than 40,000 square feet have unique development constraints and provide flexibility in development standards to ensure they can be developed to meet the Wilburton Vision.</u></p>

Please do not hesitate to reach out to me if you have any follow-up questions.

Thanks,

Abbey

Abigail Pearl DeWeese

Hillis Clark Martin & Peterson P.S.

999 Third Avenue | Suite 4600 | Seattle, WA 98104

d: **206.470.7651** | 206.623.1745 | f: 206.623.7789

abigail.pearl@hcmp.com | www.hcmp.com | vCard | view my bio

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From: Abigail Pearl DeWeese

Sent: Wednesday, July 12, 2023 1:50 PM

To: PlanningCommission@bellevuewa.gov

Cc: Janet Shull <jshull@bellevuewa.gov>; King, Emil A. <EAKing@bellevuewa.gov>; Johnson, Thara <TMJohnson@bellevuewa.gov>; jpanganiban@bellevuewa.gov; Campbell Mathewson <cmathewson@cmrepartners.com>

Subject: Wilburton Vision Implementation Draft Comprehensive Plan Amendments -7/12 Study Session Comments

Dear Chair Ferris and Planning Commissioners,

Thank you for your continued work on the Wilburton Vision Implementation. The Comprehensive Plan amendments you are beginning to consider will set the stage for the Wilburton neighborhood to become a vibrant urban destination where Bellevue residents of all backgrounds can live, work, learn, and play. We represent the owners of the property in Wilburton located at 11635 NE 8th Street, who are Midlakes LLC and the Matthewson Family. The property is immediately adjacent to the west of Eastrail and across the street from the Wilburton Station, and is a great candidate for redevelopment to meet the City's Wilburton vision. We have reviewed the proposed Comprehensive Plan policies from staff for tonight's meeting. Staff have provided a great initial framework – we have just a few suggestions. We have organized our comments into a table format so you can easily see our suggestions with strike outs/underlines, along with supporting rationales.

Policy Number	Proposed Text	Suggested Text	Rationale
New ED-2	Implement small format retail space to increase access to affordable space for smaller-scale retailers, emphasizing trail-oriented retail along Eastrail and the Grand Connection.	Implement <u>Incentivize</u> small format retail space <u>in specific locations</u> to increase access to affordable space for smaller-scale retailers, emphasizing trail-oriented retail along Eastrail and the Grand Connection.	Ground-level retail space is still recovering from the COVID-19 pandemic, and even in good economic conditions these spaces are often uneconomic for mixed-use building owners. In order to offset costs of providing these spaces and not further increase market-rate rents, particularly in residential buildings, the City should provide incentives for small format retail spaces. In addition, provision of such spaces should be targeted for specific street frontages where they will have the foot traffic to support them. Otherwise, this policy could add cost and only result in vacant ground-level space at odds with the vibrant neighborhood the City wants to create.
New UD-7	Allow adjacent development to provide upper-story or podium connections to Eastrail where there is significant elevation difference between Eastrail and adjacent properties.	Allow <u>Encourage</u> adjacent development to provide upper-story or podium connections to Eastrail where there is significant elevation difference between Eastrail and adjacent properties.	We strongly support this policy generally, but the City should go farther to specifically encourage trail connections that will activate this amenity and further define it as a regional destination. The subject property is immediately adjacent to light rail and would be a great candidate for a direct connection, pending permission from the Eastrail owner.
<u>New UD-10</u>		<u>Recognize that sites smaller than 40,000 square feet have unique development constraints and provide flexibility in development standards to ensure they can be developed to meet the Wilburton Vision.</u>	This would be an additional new Comprehensive Plan policy. Like in Downtown Bellevue, most sites in Wilburton are large. However, there are small sites like this one (17,000 sf) that present signature development opportunities if the City provides flexibility in development standards like FAR, setbacks, and floorplates to ensure development is feasible. The owners want to ensure the site could be redeveloped to provide a highrise residential option steps from light rail with activating lower-level retail on Eastrail.

			Flexibility is key to ensure development of small sites can occur. The zoning code in Downtown provides flexibility for small sites, and this model should be replicated in Wilburton.
--	--	--	--

Please do not hesitate to reach out to me if you have any follow-up questions.

All the best,

Abbey

Abigail Pearl DeWeese
Hillis Clark Martin & Peterson P.S.
 999 Third Avenue | Suite 4600 | Seattle, WA 98104
 d: **206.470.7651** | 206.623.1745 | f: 206.623.7789
 abigail.pearl@hcmp.com | www.hcmp.com | vCard | view my bio

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Johnson, Thara

From: Plummer David F. <pdf3@comcast.net>
Sent: Tuesday, July 25, 2023 8:59 PM
To: King, Emil A.
Cc: Council; onebellevue@googlegroups.com; claudia.balducci@kingcounty.gov; Maskin Rebecca; PlanningCommission
Subject: Bellevue Population and Housing Projection for Comprehensive Plan Update

[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!

Thanks for the response. Here's some follow up questions, this color:

On Jul 25, 2023, at 6:14 PM, King, Emil A. <EAKing@bellevuewa.gov> wrote:

Mr. Plummer,

The following are responses to your questions on the BelRed brochure projections. Please let me know if you have any follow-up questions.

Thank you,
Emil King

1. The attached brochure states that the Bel-Red subarea will generate (by 2030) 10,000 new jobs and 5000 new housing units: are these values what you all are planning on as part of the 2024 comp. plan update; if not, what are the values you are planning on?

For this Comprehensive Plan Update, staff anticipate Bellevue's mixed use centers, including BelRed, will accommodate the majority of the city's growth of 35,000 housing units and 70,000 jobs by 2044. Reaching the previous 2030 growth figures for the subarea would be consistent with that assumption.

The projections you note above were for 2009-2030. At this point, BelRed is on track for generating 5,000 new housing units by 2030 with 2,100 housing units completed since 2009 and another 2,400 units either under construction or in review. In terms of employment, 2.2 million square feet have been permitted since 2009 including space for office, retail, medical, education and government uses. With additional updates to land use designations in BelRed as part of the Comprehensive Plan Periodic Update, future capacity for both jobs and housing would exist to enable further housing and job growth within the subarea by 2044.

Bel-Red generated about 150 HUs/year 2009-2023; at that pace, Bel-Red would generate about 3300 HUs in the 2023-2044 time period: is that about what you all are planning on?

2. When does the City plan to release its yearly population, jobs and housing projections (for 2024-2044) to support the 2024 comp. plan update?

The growth targets Bellevue is using as the basis for updating its Comprehensive Plan are those adopted by the King County Council and ratified by the cities in King County's Countywide Planning Policies (CPPs). Updates to the CPPs occur before major Comprehensive Plan updates about once every **ten** years as required by the Growth Management Act. These updates incorporate new countywide growth projections developed by Washington state's Office of Financial Management (OFM). OFM produces county

level

growth

projections *every five years* to support Comprehensive Planning.

Employment projections are produced by the Puget Sound Regional Council (PSRC) through their Regional Macroeconomic Forecast, which is updated about every **ten** years, to support development of the Regional Growth Strategy, part of the metropolitan planning policies required by GMA, which for the Central Puget Sound Region are called VISION 2050.

The Regional Growth Strategy provides regional guidance for the distribution of population and employment growth within the four-county central Puget Sound region to support regional goals. More information on how growth targets implement Vision 2050 can be found on PSRC's website here: [VISION 2050 Planning Resources: Guidance for Growth Targets to Implement the VISION 2050 \(psrc.org\)](https://psrc.org/vision2050)

Using these population and employment projections along with the regional growth strategy, counties and their cities determine how best to accommodate projected growth at the finer grain level of cities. These city level growth targets are incorporated into the CPPs adopted by the King County Council.

During the Final EIS process, the city will produce its own projections of housing, population and job growth over the 20-year period through 2044 with intermediate milestone years. This will be informed by pipeline development projects, growth cycles, and related demand for different uses.

The city also works with the State Office of Financial Management (OFM) to produce **yearly** population **estimates** as of April 1 based on the most recent decennial census and completed housing construction permits. These estimates provide a snapshot of yearly population increases. They are released yearly near the end of June and can be found on OFM's website here: [April 1 official population estimates | Office of Financial Management \(wa.gov\)](https://ofm.wa.gov/population). As of April 1, 2023, about 154,600 people were estimated to be living in 66,315 housing units in Bellevue, just over half of which were in multifamily structures.

Well, those are all very interesting tidbits of information, not one of which is even faintly near an answer to my question, repeated here for your consideration: **When does the City plan to release its *yearly population, jobs and housing projections (for 2024-2044) to support the 2024 comp. plan update?* And when will these projections be available for each of the City's 16 sub-area (neighborhoods)?** This information is needed at the sub-area level in order for citizens to understand just what the staff (and Council) are planning for the 2024-2044 time period; and to provide information for citizens so they can submit informed comments on the staff's proposed draft and final 2024-2044 Comprehensive Plans.

Regarding the County's update of the King County Countywide Planning document update: who knows when that will be, or what the County and GMPC planners will come up with? The City staff is responsible for developing the City's 2024-2044 Comp. Plan update, so you have to make a few assumptions - that's the nature of long-range planning - something you staffers are expected to do, so how about answering my questions?

RSVP,

David Plummer

From: Plummer David F. <pdf3@comcast.net>
Sent: Monday, July 10, 2023 2:39 PM
To: King, Emil A. <EAKing@bellevuewa.gov>
Cc: Phyllisjwhite <phyllisjwhite@comcast.net>; onebellevue@googlegroups.com; Robertson, Jennifer S. <j.robertson@bellevuewa.gov>
Subject: Bel-Red Brochure

[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!

1. The attached brochure states that the Bel-Red subarea will generate (by 2030) 10,000 new jobs and 5000 new housing units: are these values what you all are planning on as part of the 2024 comp. plan update; if not, what are the values you are planning on?
2. When does the City plan to release its **yearly** population, jobs and housing projections (for 2024-2044) to support the 2024 comp. plan update?

RSVP,

David Plummer

Johnson, Thara

From: NORMAN HANSEN <hansennp@aol.com>
Sent: Tuesday, July 25, 2023 3:53 PM
To: PlanningCommission
Subject: Bellevue Tree Canopy Considerations

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

From: btccboard@googlegroups.com
To: planningcommision@bellevuewa.gov
Cc: btccboard@googlegroups.com, onebellevue@googlegroups.com, council@bellevuewa.gov, melindash@hotmail.com
Sent: 7/25/2023 3:45:38 PM Pacific Daylight Time
Subject: BTCCBoard: Bellevue Tree Canopy Considerations

Some Considerations For enforcement of a tree code:

1/ One size does not fit all neighborhoods. Larger lots can accommodate more trees vs high density land use.

2/ Enforcement is critical. What happens when the tree cutters arrive after city normal hours and/or on weekends. They begin cutting the lower branches on a 125 foot fir. A neighbor knocks on the owners door. No response. The foreman is asked if the owner has a permit.

They answer yes but can not produce a copy. In desperation the neighbor calls 911. The police arrive 20 minutes later and make arrangements for Code Compliance to visit the next working day. In this case the tree is saved for the time being because there is no permit.

Is this the normal enforcement process? If so, how does the city advise home owners (through our water bill)?

Norm Hansen 3851 136th Ave NE 425 861 7333

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You received this message because you are subscribed to the Google Groups "Bridle Trails Community Club Board" group.

To unsubscribe from this group and stop receiving emails from it, send an email to btccboard+unsubscribe@googlegroups.com.

Johnson, Thara

From: Barbara Hughes <barbara_hughes@hotmail.com>
Sent: Tuesday, July 25, 2023 2:23 PM
To: Council; PlanningCommission
Cc: Bridle Trails Community Club; williambarnesconsulting@gmail.com; sahalverson@hotmail.com; r_g_hughes@hotmail.com; pindabazley@hotmail.com; ljtreece@comcast.net
Subject: Overlake Farms request for increased density

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

Lisa Safarria and other owners of Overlake Farms are requesting increased density on 40 acres out of the 60 acre Overlake Farms. **Per Lisa, 140th Ave. NE is a “very, very busy road” and there is already Redmond’s 60-0-1 dense development to the immediate north.**

As a 21 year resident of NE 48th Pl. (accessed from 140th Ave. NE, just south of the golf course), I would definitely agree with Lisa Safarria that 140th Ave. NE is very, very busy. It is already extremely difficult to exit and enter our road. I am very concerned that we will soon have children crossing 140th to access the new play park near me, and we have cars racing on 140th as it is. The President of my neighborhood’s HOA has been in recent contact with the city regarding the dangers of 140th and speeding cars. When I moved here, horses were frequently ridden on 140th (it is a bridle trail). I can’t image anyone would dare to attempt that today. Road safety matters.

If a massive 40 out of the 60 acres of Overlake Farms is heavily densified, where will the wildlife that currently live there go? What about the impact of increased traffic noise on the wildlife? Heavy densification of this property surely negatively affects the Bridle Trails State Park. The trees and fields that we rely on for shade, temperature lowering and calming of our minds will be no more. Will densification of Overlake Farms mean 140th Ave. NE needing to be expanded into a 4 lane road (like 148th) so that traffic can race down it even faster and we who live in the small roads off it have zero chance to safely enter/exit? Or will 140th have to be narrowed with traffic calming measures because the increase in people living at Overlake Farms mean it is now so unsafe due to the increase in cars? There are very few jobs, shops and little transport near this site – inevitably people living in the new homes there will own cars.

If Overlake Farms is densified as the owners are requesting, will the next step be to build on the golf course? Soon our city will have no open space, trees or wildlife left! It won’t be livable.

I would therefore like to, yet again, respectfully remind the Councilmembers of their promise to focus densification in the growth corridors and not in the single family neighborhoods. There is plenty of capacity in the growth corridors and we strongly object to Overlake Farms request for increased density.

Sincerely,

Barbara and Richard Hughes
13709 NE 48th Pl
Bellevue, WA 98005

Johnson, Thara

From: melinda hirsch <melindash@hotmail.com>
Sent: Tuesday, July 25, 2023 2:11 PM
To: PlanningCommission
Subject: Upzoning in Bridle Trails

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

Dear Commission:

I am sad to find that once again someone is looking at Bridle Trails, not as a special wilderness area, to be treasured and preserved, but as a place to make a quick buck.

We talk about climate change as if we aren't responsible for it. Bellevue has a lovely gem of wilderness being preserved in its Bridle Trails neighborhood. And yet, we find people so eager to sell out this little gem, to destroy land and tree canopies, all for the sake of the dollar. There is not one environmentally advantageous position this zoning change would enhance.

The BT neighborhood is full of wildlife, bobcats, coyote, bear, deer, a cougar on occasion, songbirds, and owls, and fresh clean air. We have lived in this neighborhood for the past 30 years because it is our chance to minimize some climate change, to preserve what little is left of nature, to maintain the wildlife populations that has been here long before we showed up , grasping for the almighty dollar.

There is a higher calling than cash and greed. As Thoreau said, " in wildness lies the salvation of the world."

Changing the zoning means a significant contribution to more climate warming (and the little contributions add up) , and a major loss to the wildlife we are so lucky to have and coexist with. For example, every tree that comes down is one less place the great horned owls have to inhabit, to sing their Christmas mating calls.

Every lot that has another building crammed into it, means less clean air, less space for wildness, less space for contemplation and a freeing from the material world.

A half hour walk in the BT neighborhood, feeds my soul and spirit—as it does for most of us that live here. We are very lucky. Please do not overlook the bigger picture.

Please do not succumb to the forces of greed and industrial development, at the expense of such a remarkable neighborhood and its creatures.

Sincerely,

Melinda S. Hirsch, M.D.
3836 134th Ave NE
Bellevue WA

Johnson, Thara

From: melinda hirsch <melindash@hotmail.com>
Sent: Tuesday, July 25, 2023 2:11 PM
To: PlanningCommission
Subject: Upzoning in Bridle Trails

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Sincerely,

Melinda S. Hirsch, M.D.
3836 134th Ave NE
Bellevue WA

Johnson, Thara

From: Veronica Shakotko <Vshakotko@mbaks.com>
Sent: Tuesday, July 25, 2023 11:42 AM
To: PlanningCommission
Cc: Gallant, Kristina; Whipple, Nicholas
Subject: Tree LUCA/BCCA Comments - July 26 Agenda
Attachments: MBAKS Bellevue Tree Code Comments 072623 PC Study Session.pdf; MBAKS Tree Code Issue Brief.pdf

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Chair Ferris and Planning Commissioners,

In preparation for tomorrow evening's study session on the tree LUCA and BCCA, attached please find MBAKS' comment letter dated July 25, 2023.

Also attached for your reference is MBAKS' issue brief on tree codes and housing, as well as a dedicated micro site at www.housingandtrees.com that highlights the importance of looking at tree policies with housing goals in mind.

We look forward to being a trusted housing resource as you undertake this important work. If I can be of assistance, please do not hesitate to contact me.

Respectfully,



Veronica Shakotko

Senior King County Manager
Master Builders Association of King and Snohomish Counties
p 425.278.0212 m 425.435.8990
335 116th Ave. SE, Bellevue, WA 98004
mbaks.com

We aspire to be the most trusted and respected housing experts in the Puget Sound region.



July 25, 2023

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

RE: Tree LUCA and BCCA Study Session

Dear Chair Ferris and Planning Commissioners:

The Master Builders Association of King and Snohomish Counties (MBAKS) thanks you for the opportunity to provide comments as you begin to consider proposed tree code amendments on the July 26 agenda. MBAKS is the largest local homebuilders' association in the United States with nearly 2,600 members, providing a range of housing choice and attainability. We aspire to be the most trusted and respected housing experts in the region.

Tree policies that maximize housing options in our neighborhoods can make a significant difference in creating much needed housing for our growing population. **We are hopeful that the Bellevue Planning Commission keeps the following in mind when considering tree codes changes:**

- Our region is facing a housing crisis that we can address by supporting more and diverse housing options.
- Homeowners and builders need predictability to increase the housing supply by replacing their trees.
- We need solutions that respect private property rights and help our city address both housing attainability and a healthy tree canopy.

MBAKS Recommended Tree Regulations:

When adopting tree codes, it is imperative that cities consider regulations that do not impede their ability to accommodate a growing population. Tree retention goals, as they apply to private land, should provide flexibility to meet a city's tree goals in a variety of ways.

- ***Alignment of ordinance provisions with clearly stated canopy goals:***

Ensure that the provisions have a direct relationship to the desired outcome of the tree code. If the desired outcome is primarily to retain and grow the tree canopy, then the language of the provisions should concentrate on canopy targets over the preservation of individual trees.

- ***Flexibility to allow for multiple pathways to approval for developers and options to address varying contexts:***

Allowing flexibility to achieve canopy targets does not make an ordinance any less effective, but it does allow for smarter, more cost-effective new home construction. Snohomish County has taken this approach, and yearly tree canopy reporting clearly demonstrates the effectiveness of its tree code. See the 2021 report [here](#).



It is important that the credit and canopy systems remain functionally flexible to achieve their purpose; adding additional requirements undermines their ability to work as intended. For example, a credit or canopy system should not include additional requirements to retain all trees over a certain size, or in certain areas of a property, or in certain groupings. Retention requirements will supersede broader credit or canopy requirements and negatively impact the time and cost of projects.

- ***Classification of trees by size or type:***

Classifying trees by diameter at breast height (DBH) size or species disallows property owners from determining the best tree code compliance pathway for their projects with minimal restrictions. Owners need a range of options to use, maintain, and improve their properties; contribute to the community's housing needs; and advance the jurisdiction's tree goals.

- ***Clarity for applicants, staff and the public with permanent procedures and legal authority:***

When home builders face uncertainty in the permitting process, the construction timeline is extended, making it more expensive. The more streamlined and predictable the process, the fewer costs accumulated due to project delay, resulting in more affordable homes for consumers. Providing clarity on legal authority also respects property rights where landowners are acting in accordance with all relevant laws in place. Property owners have a legal obligation to follow all land use, environmental and tree-related codes, and having clear regulations in place allows them to develop their properties with confidence that they are acting in accordance with all relevant laws. New tree regulations should not limit the development potential of a property or constitute an infringement of land or property rights.

- ***Link to clear and objective standards for housing consistent with the GMA:***

Include meaningful analysis into the total number of lots and housing capacity affected by the Proposed Amendments, as well as potential impacts on Bellevue's plan to meet GMA growth targets. As noted above, while tree canopy targets are not required by the GMA, housing targets are. Any adopted tree regulations should not materially affect the City's ability to meet its housing goals.

Our homebuilders have a shared interest in the future of Bellevue, ensuring that it continues to be a great place to live. MBAKS appreciates the work Bellevue has done in many respects to encourage more housing choice, supply, and attainability. We agree that canopy, tree retention and replanting, and equitable tree distribution throughout Bellevue are all needed for a thriving environment and people. Greater flexibility in tree regulations will enable Bellevue to meet tree canopy *and* housing targets.

If you have any questions, please don't hesitate to contact me at vshakotko@mbaks.com or 425.435.8990. Thank you for your consideration.

Sincerely,



Veronica Shakotko
Senior King County Government Affairs Manager
Master Builders Association of King and Snohomish Counties



ISSUE BRIEF: TREE CODES AND HOUSING

BACKGROUND

The Puget Sound region is facing a housing crisis, and there is an urgent need to build more homes. Job and population growth are out of balance with available housing, which is pushing prices out of reach for many people.

Planning principles codified in the Growth Management Act (GMA)¹ are intended to guide our region's growth. It is important that cities keep these principles in mind as they plan for growth and enable the construction of housing, in particular:

- **Housing:** Encouraging a variety of attainable housing for all economic segments of the population.
- **Property Rights:** Protect property from arbitrary decisions or discriminatory actions.
- **Urban Growth:** Encouraging urban growth where facilities are adequate to meet service needs.

Steps have been taken at the state, regional, and local levels, in line with the GMA, to address the housing crisis. In 2019, the Washington State Legislature passed House Bill (HB) 1923 authorizing a new grant program to help address the housing affordability crisis throughout the state by encouraging production of more housing and a greater variety of housing types. Many cities² [received grants](#) from the Washington State Department of Commerce through HB 1923 to develop Housing Action Plans.

As cities work toward providing much-needed housing, they should take care not to unintentionally adopt policies that undermine their housing goals. In advancing other important community priorities, which may include tree regulations, cities should review new policies through a housing lens to mitigate unintentional impacts on housing.

KEY CONSIDERATIONS

As cities look to enact and update tree codes, it is vital that they do not undermine homebuilding with codes that are overly restrictive. Trees are beautiful and vital; they help clean the air and cool the streets in our cities. We also desperately need homes for our growing population, especially near jobs, schools, transit, and other amenities.

One possible future for the Puget Sound region is marked by stifled homebuilding, chronic undersupply, and limited housing choices. However, cities can choose instead to build the diverse housing we need for healthy cities and a sustainable future. To do this, city housing goals, including those identified in Housing Action Plans, must be supported by tree codes and other policy initiatives that allow for smart homebuilding, including denser, environmentally friendly housing. With objective and predictable tree

¹ Under the Growth Management Act (GMA), Washington is committed to concentrating housing in designated urban growth areas (UGAs). The GMA directs jurisdictions to accommodate most of the projected population growth inside UGAs with access to adequate public facilities. The GMA requires local governments to develop a local Housing Element (RCW 36.70A.070(2)), planning for a variety of housing types, particularly denser housing.

² The following cities in King and Snohomish counties have published or are developing Housing Action Plans: Algona, [Arlington](#), [Auburn](#), Bellevue, Bothell, [Burien](#), Carnation, Des Moines, Duvall, [Everett](#), [Federal Way](#), Issaquah, [Kent](#), Lake Stevens, [Lynnwood](#), Medina, [Monroe](#), [Mukilteo](#), North Bend, [Redmond](#), [Renton](#), [Sammamish](#), [SeaTac](#), [Seattle](#), [Shoreline](#), Snoqualmie, Stanwood, Tukwila.

codes, we can support a thriving tree canopy and deliver housing at the same time. If cities are willing to strike this balance, then the region will be in a far better position to provide the homes we need now and into the future, along with healthy tree coverage.

HOW TREE CODES CAN AFFECT HOUSING

Many cities want to protect their tree coverage as they grow their populations. Often, this is measured by tree canopy, which includes the branches, leaves, or other foliage from woody vegetation that provide shade to a city. Several cities have or are considering implementing tree codes intended to maintain, and in some jurisdictions expand, their tree canopies beyond what even exists today.

Some cities assume that dense development cannot coexist with tree goals. This has contributed to the adoption of restrictive tree codes that inhibit the production of the level of new housing needed to meet demand. Indeed, these codes often run directly counter to a city's ability to deliver on its housing targets. Many cities place high requirements and penalties on the removal of individual trees. Under some codes, especially those that focus on the preservation of existing trees, as opposed to replacement or replanting, one tree can take an entire parcel off the map in areas zoned for housing. All the homes that would have been built on that land are forgone. This is the case even when the net impact or removal can be effectively mitigated by thoughtful replanting on- or off-site that would better support the long-term health of trees in the neighborhood.

There are often other factors at play as well, including a desire by residents to maintain a neighborhood's low density at the cost of pushing new housing production further out. It is important to ensure that tree codes do not interfere with a jurisdiction's adopted comprehensive plan and development regulations.

However, no matter how well-meaning, tree codes can have the unintended consequence of preventing or constricting new housing in areas that are opportune for growth if they are unclear or too restrictive. It is therefore imperative that tree codes are developed with meaningful consideration of their potential impact on homebuilding.

BALANCING TREE CODES AND RESPONSIBLE HOMEBUILDING

Tree codes can have a significant impact on the Puget Sound region's ability to produce the housing it needs to accommodate current residents, newcomers, and future generations. A good tree code lays the foundation to responsibly maintain or grow the level of tree coverage in a city while also allowing for much-needed housing to be built. A tree code should provide predictability for property owners in terms of what is required to comply, for city staff to provide a more efficient project review, and for the public's expectations as to how the code will be applied to proposed developments.

Recognizing there isn't a one-size-fits-all approach for regulating trees, cities should adopt smart, targeted, and flexible approaches when developing tree goals and drafting tree codes. Tree retention goals, as they apply to private land, should provide flexibility to meet a city's tree goals in a variety of ways.

The following are key considerations in any decision-making process that will result in an effective, performance-oriented tree code:

- **Align tree codes with clear and objective standards for housing, consistent with requirements in the GMA:**

The GMA requires cities to plan for housing. Tree codes should be supported by meaningful analysis of the total number of lots and housing capacity affected by the proposed code, as well as potential impacts on a city's plan to meet GMA growth targets. Cities should plan to meet both housing and tree canopy targets.

- **Set clear and data-driven tree goals:**

Set a tree goal that is based on local data and current and planned land use. Consider current tree cover conditions with data, such as a LiDAR study, so there is a clear baseline for measuring future progress. This allows the jurisdiction to set a meaningful goal and track progress toward achieving it.

[Snohomish County](#) has taken this approach, enabling it to quantify the effectiveness of its tree code with yearly tree canopy reporting. [King County's tree code](#) is also outcomes focused.

- **Align code provisions with clearly stated tree goals:**

Ensure that tree code provisions have a direct relationship to the desired outcome of the code. If the desired outcome is primarily to retain and grow the tree canopy, then the language of the provisions should concentrate on canopy targets rather than the preservation of individual trees.

Consider including critical areas, open spaces, recreation areas, and street trees within the system. If there are trees in critical areas on a lot that must be preserved, it is logical that they should also count toward any credit or canopy requirement. For example, a property that is heavily encumbered by critical areas, or a project that provides significant open space, should have its remaining developable area available to meet housing needs.

- **Establish clear procedures and legal authority for the benefit of applicants and staff:**

For the benefit of applicants and staff, provide a code that is predictable, consistent, and clear on how an applicant can meet the requirements for trees on a project. Providing private property owners with clear regulations allows them to use and develop their properties with predictability and confidence. It should be clear what the requirements are, and which trees may or may not be removed.

Uncertainty in the permitting process increases risk for project applicants and extends construction timelines, making it more expensive to build a home. The more streamlined and predictable the process, the fewer costs accumulate due to project delay, resulting in more affordable homes for consumers.

- **Provide flexibility by allowing multiple pathways to compliance with the tree code:**

Allowing flexibility to achieve tree coverage goals does not make a code any less effective at achieving its objectives, but it does allow for smarter, more cost-effective new home construction. Some properties are well-suited for development while retaining existing trees, whether in groves or individual trees. Other properties can provide the best long-term results by focusing on planting new trees that complement new housing and infrastructure and will grow and age with the neighborhood.

The two most effective structures that we have seen some cities and counties adopt are:

- **Canopy systems:** Setting an overall canopy target that an applicant can meet by retaining or planting trees is an effective way to manage tree goals. As with a credit system, this can help meet a city's goals in the short and long term, while providing flexibility and balance with competing GMA goals and property rights.
- **Credit systems:** Setting a reasonable number of tree "credits" to be provided for a property is an effective way to manage tree goals and encourage tree retention. The code can incentivize retaining existing trees by providing more credits for retention than new trees. It can also incentivize retaining trees in desired locations or groupings by providing more credits for trees in groups or in setbacks.

These systems must remain functionally flexible to achieve their purpose; adding additional requirements undermines their ability to work as intended. For example, a credit or canopy

system should not include additional requirements to retain all trees over a certain size, or in certain areas of a property, or in certain groupings. Retention requirements will supersede broader credit or canopy requirements and negatively impact the time and cost of projects. Maintaining the ability for **off-site replanting** or a **fee-in-lieu** paid into a tree account are key elements to a well-balanced code.

- **Respect private property rights:**

Private property owners need a range of options to maintain and improve their properties, contribute to the community's housing needs, and advance the city's tree goals. New tree regulations should not unnecessarily limit the development potential of a property or constitute a taking of land or property rights. There is well-settled law that mitigation or other requirements under development regulations must have a reasonable relationship to the impacts of a proposed development and be roughly proportionate to the impacts of a proposed development. The Washington Supreme Court [previously struck down](#) a blanket lot clearing restriction that did not take account of the impacts of clearing on any given site.³ Similarly, tree codes should have provisions to consider site-specific conditions.

WHAT TO AVOID WHEN DEVELOPING TREE CODES

In conjunction with the guiding principles outlined above, there are specific policies that should be avoided in a tree code:

- **Mandatory retention requirements:** Local governments should not impose mandatory requirements regarding the retention of existing trees. These requirements often include required retention of: a) specified percentages of existing trees; b) certain sized trees; c) trees in certain groupings; and/or d) trees in certain locations.
 - These types of requirements dramatically limit design flexibility, thereby preventing the most responsible development of land. Requiring a set proportion of trees to be retained on a lot may limit actual housing significantly below what is allowed in a neighborhood's zoning. This is especially true if the retention requirement includes areas of the property that are used for required roads, stormwater facilities, and other infrastructure.
 - Mandatory requirements do not appropriately take into account that some properties are well-suited for denser housing and are currently heavily treed. At the same time, other properties that will not provide density might have fewer trees today.
 - Many of the now-mature trees in our region were planted with the last generation of housing and grew into the current urban and suburban environment. Their size, type, or location may not be well-suited for a new home or community. In many cases, retaining individual existing trees or small groups also creates future hazards and eyesores for the community, whereas new trees can be planted in considered locations where they can grow unimpeded as the community matures. A mixture of tree retention and new plantings can grow into new communities to provide benefits for the next generation.
- **Reliance on code deviations for flexibility:** Allowing deviations to mandatory retention requirements on certain tree types, trees in certain locations (e.g. groves, in setbacks), or trees of specified sizes is not an effective way to introduce flexibility into a tree code. Requiring such a

³ Citizens' All. for Prop. Rights v. Sims, 145 Wash. App. 649, 187 P.3d 786 (2008)

determination adds another approval step and introduces uncertainty to the homebuilding process.

- **Staff discretion to decide tree retention requirements:** Decisions about tree retention or where new trees must be planted to the discretion of staff. This undermines predictability. As with the above point, an effective code should be sufficiently clear regarding what is allowed and not allowed in a given situation.

Johnson, Thara

From: Lee Sargent <LeeSgt@aol.com>
Sent: Tuesday, July 25, 2023 8:54 AM
To: Council
Cc: PlanningCommission
Subject: Bellevue City Council mtg 7/25/2023

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Thoughts on Wilburton Tree Code slide.

It doesn't present much of a recipe to me. When I see a Power Point slide that is basically just a title and barely a description, I am concerned why it is even present. Oh yes, the presenters stated that there were a significant amount people requesting tree consideration at the gatherings over 2 years long. I think the recipe requires more substance than what was shown. And what about the salt that Mayor Robinson recommended that would enhance the flavoring for the city as a whole in the Comprehensive Plan. With no ingredients specified, I am certain the recipe or this part of the recipe will not have an effect on the final product.

Since I have been at a lot of city meetings from the beginning to the end, I have recognized how carefully that the staff has presented "recipes" that include thorough consideration and response to input by the Council and the Planning Commission. These "recipes" have been well considered. Why not this one?

I have learned at a recent Planning Commission meeting that the Planning Commission and the City Council have no legal right to direct staff in how they do their job. So who does? The only entity that, in my mind, remains is the City Manager's office. I guess we need to ask for the master chef to educate the Sous Chefs in how to include this new item. The public, and the members of the Council are waiting for the results.

You will be happy to know that I will not be able to attend the next couple of meetings. I have guests in town that need to see the "City in a Park".

Thank you for your time and tolerance,

Lee Sargent
425-641-7568
16246 NE 24th ST
Bellevue, WA 98008-2414

trees4livability.org

Johnson, Thara

From: MWannamaker WANNAMAKER <mwannamaker@comcast.net>
Sent: Tuesday, July 25, 2023 1:11 AM
To: PlanningCommission
Subject: Tree regulations
Attachments: Tree_regulations_23.07.25.docx

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My letter to the Planning Commission is attached.

Sincerely,
Michelle Wannamaker

Chair Ferris and Commissioners,

With regards to the massive development activity in Eastgate over the past 8 or 9 years, it has been my observation that developers are cutting down any & all trees that the City doesn't specifically state must be retained. Even if there is plenty of room, so that the developer could work around dwarf tree(s), the developer is still cutting them down. There needs to be a way to encourage the developers to retain additional significant trees, but without allowing the developer to build a bigger house in return. In Eastgate, we have MANY perfectly good, modest homes that are being demolished in order to build McMansions in excess of 4,000 sq ft. There are 3-story 4,000+ sq ft homes next to 1-story 1,200 sq ft homes. We don't need & don't want to allow developers to build bigger in Eastgate! But could a fee be reduced in exchange for saving those trees? Or could the value of replacing with a new, 6' tree be *significantly* reduced compared to saving significant trees?

It takes at least 2 or 3 decades, before these replacement trees can suck up as much drainage & filter out as many toxins (LID concept) as the existing trees. And 10 replacement trees with a 6' wide tree canopy, DON'T equal the drainage or filtration capability of one 60' wide tree canopy. They also don't equal the heat reduction capabilities. A 60' wide Maple tree has MANY more vertical layers of branches and leaves than a 6' wide replacement tree. Those extra vertical layers in the 60' wide tree provide significantly more heat reduction capability, than the 6' wide tree.

I know the possibility of a fee-in-lieu has been raised and I strongly oppose it! When the permanent location for the low-barrier men's homeless shelter was being discussed, it quickly became clear that the City was intent on keeping it out of sight of Downtown and the Spring District. Which got us wondering, just how much affordable housing was going into the Spring District? The answer: *none*. That's when we learned about fee-in-lieu and a public records request revealed that even though the 1st & 2nd phases of the Spring District were building *hundreds* of luxury apartments, Wright Runstadt had negotiated a real honey of a deal so that the amount of fee-in-lieu they paid for those 2 phases, would build only 1½ affordable housing units. Not buildings. 1½ Units. We shared that data publically, and of course, the public was outraged! It was a real black eye for the City. With a fee-in-lieu, it is too easy for developers to negotiate a sweeter deal for themselves, as part of the development process.

Plus, let's say you do agree to a fee-in-lieu. Now where are you going to plant all those trees that the developers didn't want on their lots?! When a Transp. Dept. project extended the S-bound R. turn lane on 150th Ave SE at Newport Way, some trees had to be removed. The mitigation was to plant those trees elsewhere, but I saw in the document that the City planned to add those trees to Eastgate Park. Knowing that Eastgate Park was already a very forested property, I called up the project manager and said, "Isn't there somewhere else they can be planted." He explained that they could only be planted on City property and at that time, the only City property in Eastgate, was Eastgate Park. This past year, 2 small properties were purchased in Eastgate for a neighborhood park, but both of them already have lots of trees, too. By my calculations, approximately 350 modest homes have been demolished in Eastgate since 2014 and replaced with McMansions. If the developers currently had a fee-in-lieu option, their destruction of all

existing trees they aren't *required* to save, is a pretty clear indication that they would go with the fee-in-lieu option. I'll be conservative and say the developers would pay for just 2 trees/property. Where would you put those 700 trees?

I realize that some trees can't be saved. But one thing to consider is, could it be moved? No, that's not feasible for a 50-yr-old Maple. But it could be for a mature Japanese Maple or a mature Dogwood. There are companies that even offer to buy people's mature trees. They bring the equipment, dig it up, and haul it away to sell to someone else looking for a mature tree for their own yard. Or they will dig it up and move it for you.

And speaking of smaller trees, I fully support reducing the size of a significant tree definition and to have a different (much smaller – say 4" diameter trunk?) definition for dwarf-type trees.

The fines for illegally removing trees, removing trees prior to filing for development, and any other tree-issue fines should be dramatically increased! Such as \$1,000/tree for the 1st offense and increase exponentially. So \$10,000/tree for the 2nd offense, \$100,000/tree for the 3rd.

Whether it is a developer or a tree cutter, that should stop the repeat offenders. And if they fail to pay, file a lien against them. And if it is a developer, given that there is a back-up in permits, you could also make them go to the back of the line. In other words, set their schedule back a few months.

Part of the problem with residents illegally cutting trees, may be their lack of knowledge about Bellevue's regulations. So is there a way that real estate agents could be required to provide retained trees and Critical Area regulations with closing documents, when someone buys a home in Bellevue? Also, can retained trees somehow be put on a deed? Are Critical Areas on deeds?

At one time, I believe Bellevue was allowing Laurel to be retained as a "tree." Laurel is an invasive shrub, not a tree, so if Bellevue is still allowing Laurel as a retained tree, that needs to stop! Like Cottonwood, it is frequently removed by homeowners, as a nuisance.

Finally, if the City Council's goal is a 40% tree canopy, the only way you will be able to maintain that, is to retain a *minimum* of 40% of the existing tree canopy of significant trees on each development site.

Sincerely,

Michelle Wannamaker

Johnson, Thara

From: Barb Braun <bbraun@live.com>
Sent: Monday, July 24, 2023 1:32 PM
To: Council; PlanningCommission; Barb Braun
Subject: Comment. Out of control density

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This growth scenario is out of control. It shows a lack of constraint and complete disregard for any of Bellevue's values and quality of life goals. Reject this as a scenario that should be considered.

Capacity to add 41,000 housing units and 124,000 jobs

Johnson, Thara

From: p johnston <pamjjo@msn.com>
Sent: Monday, July 24, 2023 11:52 AM
To: Plummer David F.
Cc: Johnson, Thara; King, Emil A.
Subject: RE: OneBellevue| Production of New Housing Units

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

I share some of your frustrations, but this type of response is not aligned with One Bellevue values and group rules. It is not respectful.

- ***Kindness and respect are required.***
Do not use language that is name-calling, insulting, hateful, vulgar, profane, obscene, derogatory, or uses stereotypes.
Do not use intimidation, threats of violence, or the like.

Please re-think this email. Respond in a way that moves forward the conversation and work. I highly encourage you to speak with Staff in person.

Cordially,

-pamla johuston
425-881-3301

NOTE: Moved others to BCC

From: onebellevue@googlegroups.com <onebellevue@googlegroups.com> **On Behalf Of** Plummer David F.
Sent: Monday, July 24, 2023 10:40 AM
To: onebellevue@googlegroups.com
Cc: board@bridletrailscommunity.org; planningCommission@bellevuewa.gov; Johnson Thara <TMJohnson@bellevuewa.gov>
Subject: OneBellevue| Production of New Housing Units

Hi OneBeeviewers!

Here's an interesting response from a City staffer. This is the kind of 'we-don't-know-anything' that the City's Planning staff and the City Council continue to promulgate as they ram through their plan to convert Bellevue into a Robert-Moses NYC. The idea that the Planning Commission and Council can do anything except to march forward in lock step toward a NYC-type future is laughable; both of these bodies are captives of the local and regional oligarchies and have no interest in considering inputs from Bellevue residents.

The only way the City staff and Council can get the unneeded, unjustified housing-unit production needed to match either of the number-sets in Figure 2 is to tax us out of our homes and subsidize the developers to produce the housing units.

Regards,

Begin forwarded message:

From: "Nesse, Katherine" <KNesse@bellevuewa.gov>
Subject: RE: ProductProductionion of New Housing Units
Date: July 24, 2023 at 9:55:07 AM PDT
To: Plummer David F. <pdf3@comcast.net>
Cc: "Johnson, Thara" <TMJohnson@bellevuewa.gov>

Mr. Plummer,
Emil King forwarded me your question. The specifics of the production of affordable housing units are unknown at this point and will depend on direction by Planning Commission and Council.
Kate

Katherine (Kate) Nesse, PhD
Senior Planner, Community Development Department
City of Bellevue
Phone: 425-452-2042
450 110th Avenue NE, Bellevue, WA 98004
Email: knesse@bellevuewa.gov

The data you seek is now online!
<https://bellevuewa.gov/city-government/departments/community-development/data>

From: Plummer David F. <pdf3@comcast.net>
Sent: Sunday, July 23, 2023 6:27:23 PM
To: King, Emil A. <EAKing@bellevuewa.gov>
Cc: onebellevue@googlegroups.com <onebellevue@googlegroups.com>; Robertson, Jennifer S. <j.robertson@bellevuewa.gov>
Subject: Production of New Housing Units

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Hello Mr. King!

In Figure 2 of your 21 June 2023 Agenda Memo for the Planning Commission's 21 June 2023 meeting you compared the City staff's 'forecast' of housing-unit (HU) needs for the City in the 2019-2044 era, with the 'forecast' prepared by the King County growth management planning council (GMPC); the 2 forecasts are shown in the copy of page 18 from your memo, below. The two forecasts are significantly different: the Bellevue/staff values are apparently from Exhibit 72 of the CAI-prepared report "City of Bellevue Housing Needs Assessment", dated 8 December 2022; you don't cite any reference or date for the GMPC values. However, both sets of values total to 35,000, the target value developed by Bellevue staff, and assigned to Bellevue by the 2021 King County Countywide Planning Policies document (adopted 21 December 2021, ratified 6 April 2022).

Assuming the CAI values (blue bars in Figure 2, below) are what the City is planning on for the 2024-2044 comprehensive plan update, how many of the housing units in each income level and planning year (2024-2044) would be provided by City 'production', i.e., by upgrade of City-purchased MF housing

facilities/buildings, etc.; and how many of the units would have to be supplied by independent contractors (through construction of new MF units, construction/conversion of MF commercial buildings that include housing units, etc.?)

RSVP,

David Plummer

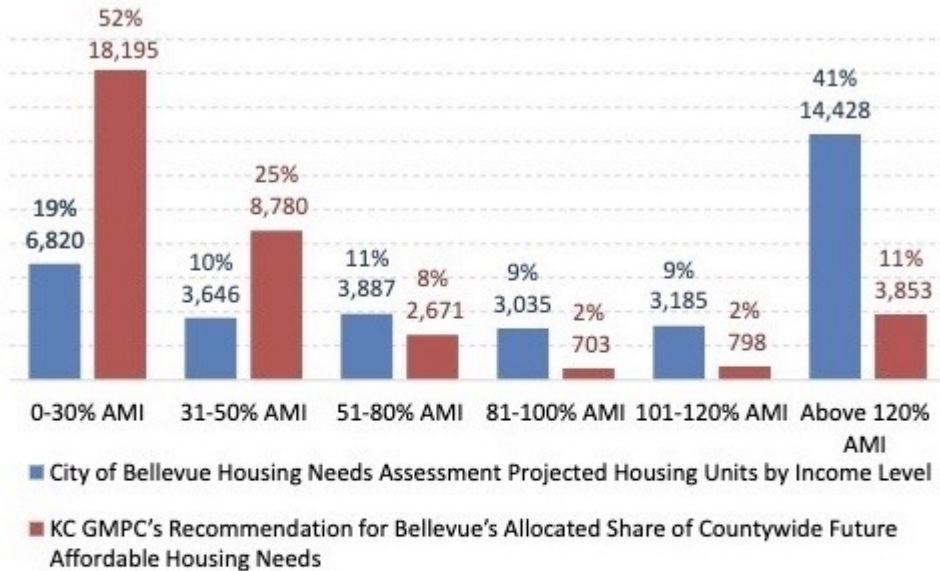


Figure 2. Comparison of Housing Needs Projection and Allocation

June 21, 2023

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To unsubscribe from this group and stop receiving emails from it, send an email to

onebellevue+unsubscribe@googlegroups.com.

To view this discussion on the web visit <https://groups.google.com/d/msgid/onebellevue/85FA63F2-F213-4CB5-811C-BAFCEFBF799F%40comcast.net>.

Johnson, Thara

From: p johnston <pamjjo@msn.com>
Sent: Monday, July 24, 2023 11:15 AM
To: Council
Cc: PlanningCommission; King, Emil A.; mkattermann@bellevuewa.gov; Miyake, Brad
Subject: FW: BTCC: "I'm wondering if the time for R-1 and R-1.8 zoning is over in Bellevue " - Council Member Robertson

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Your decisions and words have impact. This one case had impact on me time taken to try to explain it. Others have done the same elsewhere.

Staff, the Planning Commission and Council are doing a disservice by talking about individual landholdings without a clear message – zoning decisions on specific property not being made, only very large properties are being are only to studied, and the focus is overall strategy. Currently people think decisions are being been made to change zoning. The results are more land speculators, landowners of single plots, or many plots, and neighborhoods, who want the best for their specific area, are or will think they are missing out.

Council directions seem mix mash when the statements are “I would like” and not “I would like to study. Residents, landowners, and *The Urbanist* see a zoning map and think zoning decisions are made. They don’t understand the work that goes into making the decision – before a draft zoning map can even take full consideration of HB 1110. The map is distracting at this point.

The DEIS process and lack of education puts the wrong focus on what needs to be done. The DEIS /EIS only talk about impact on the environment and possible mitigation measures without determining the cost benefit. It's reference material, not decisions. It does not tell us what to do. It is telling us that I have problems with each thing that could be done. This process reminds me of deciding where to place a shelter and trying to bootstrap it there, instead of long term thinking of where any shelter would go.

Throw away the Maps. Throw away the alternative numbers. Put the state requirements in a drawer. Get clear on what we want and then deal with the obstacles.

We need vision statements widely understood. Then add a clear list of strategies being considered and a spreadsheet (the high-level numbers in acres, lots, sqft) – all very prominent so all can see. Next we need the list of high level decisions to be made.

Trust needs to be built. Too many people think there is countless “done deals”. Some see “sweetheart deals” when the deal has been “the deal” over ten years of long-term planning. When one thinks a decision is made, distrust is created by the actual decision and studies and questioning leading up to it.

We've lost track of the vision that is Bellevue’s alone. It the same reason you knock on doors and get elected. ChatGPT can’t tell us who we are. Let's focus on what matter to us.

Yours respectfully,

-pamela johnston

425-881-3301

I'm wondering if the time for R-1 and R-1.8 zoning is over in Bellevue

...But or maybe we just limit it to the Overlake farm.

That is the largest undeveloped piece of property in the City ..

– Council Member Jennifer Robertson at the July 17 Bellevue Council meeting.



Bellevue's Bridle Trails Neighborhood, looking South from the viewpoint of above the gulf course.

@ Bellevue
City Council
Today

Act

Learn Comp
Plan Current
Focus

Watch/Read
from Bellevue
City Council
July 17

Background

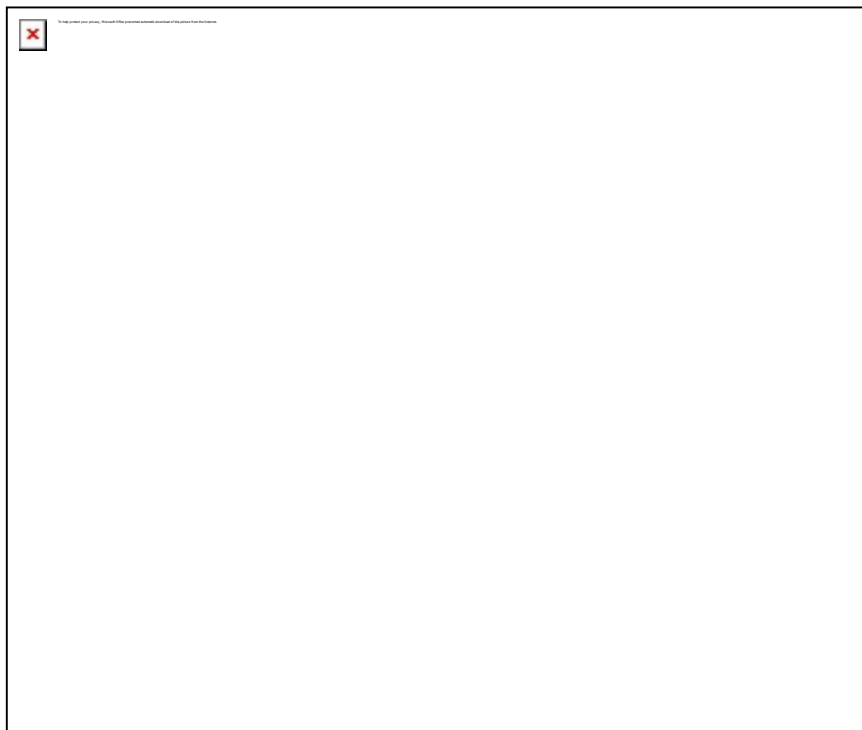
Is Growth & Density in Bridle Trails important to you?

Today, the Bellevue City Council is making a decision whether to study an up-zone for 40 acres zoned R-1 in Bridle Trails. The owners of the property have requested to change the zoning on 9269 140th Ave NE to R-Medium and 9247 and 9270 140th Ave NE to R-Medium. If approved, this would increase the density in this area by the Bellevue Municipal Golf Course. Because of the impact of State Bills such as HB 1110, all Residential Zoning will be changed in the 2044 Comprehensive Plan.

If you are concerned with growth in Bellevue and Bridle Trails, here's what you can do:

1. **Speak at Public Comment** at Council meeting in person or virtually: **AGENDA**
Speakers may sign-up beginning at 5:00 p.m. on the date of the Council meeting. You may sign-up in-person or online using this link: <https://bellevuewa.gov/council-oral-comms> Speakers are allowed up to three minutes to speak, and a maximum of three persons are permitted to speak to each side of any one topic. It can't hurt to have extra people signed up. Use link in the agenda to participate virtually.
2. **Send Email to Council and the Planning Commission**
Email Council@bellevuewa.gov; Planningcommission@bellevuewa.gov
Please CC Board@BridleTrailsCommunity.org so we advocate together
3. **Watch the City Council Meeting** at
<https://www.youtube.com/@BellevueTelevision>
4. **Join the BTCC Comp Plan Committee**. This committee will learn, debate, and work with the City keep Bridle Trails great. Email Board@BridleTrailsCommunity.org.
5. **Chat with any member of the BTCC Board**. Contact Pamela Johnston, BTCC Co-President at 425-881-3301
6. **Register for Comp Plan updates**
7. **Spread the word** and get your friends to LEARN, SPEAK, JOIN

There is time to participate. While final decisions are months away, members of the BTCC Board has been meeting with Planning Staff to get answers. Read "Background" in this email.



State Code

City Council Regular Meeting 7/24/2023

Comprehensive Plan Periodic Update and Wilburton Vision Implementation - Continued Review of Planning Commission's recommended Preferred Alternative to Undergo Additional Analysis in Environmental Impact

Agenda Memo,

A. Summary of Draft Environmental Impact Statement Alternatives, Impacts and Mitigation

B. Urban Tree Canopy in Bellevue by Neighborhood,

C. Site-Specific Requests Not Analyzed in DEIS or Recommended for Preferred Alternative

35,000 households, 90,000 people and 70,000 jobs are the numbers to focus on no matter what path is chosen to get there.

"I'm wondering if the time for R-1 and R-1.8 zoning is over in Bellevue "

– Council Member Jennifer Robertson at the July 17 Bellevue Council meeting.

That is a question that will be made by the City Council to complete the comprehensive plan. The complexity of process for the Bellevue 10 year Comprehensive Plan Update makes it difficult for residents to have their opinion count. BTCC will continue to work on this, along with other neighborhood advocates across Bellevue.

Currently, the focus of the Comp Plan process is to determine what needs to be researched to complete the **Environmental Impact Statement** (EIS, aka Final EIS or FEIS) and any other studies needed. The EIS is truly an environmental study. Unfortunately, the process focuses on the Draft Environmental Impact Statement (DEIS) and the EIS because it is a known tool required by the states and federal governments for many types of changes and projects. It has legal "teeth". As a result, non-environmental concerns and helping people understand and be included does not get enough attention.

An EIS is supposed to provide a detailed analysis of the potential environmental impacts of the City's growth plans. The DEIS, complex 1000 page document, was not found to be adequate by the Bridle Trails Community Club board. We requested a new DEIS, which has adequately addressed significant issues, be submitted for comment as a new DEIS to allow another round of comments.

The State and County negotiated with our City Council the portion of the Commerce Department's forecasted growth will be planned for Bellevue in the next 20 years. 35,000 homes (households/housing units/families) with an average of 2.48 people per household. That is a population growth of nearly 90,000 new residents for a total of 140,000 people, as well as 70,000 new jobs.

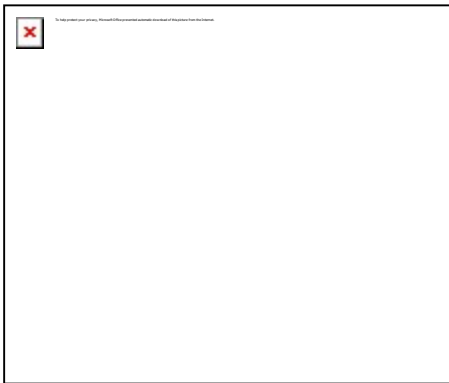
35,000 households, 90,000 people and 70,000 jobs are the numbers to focus on no matter what path is chosen to get there.

Comp Plan 2044 Engaging Bellevue site

Comp Plan 2044 City of Bellevue site



Bellevue City Council July 17, 2023



WATCH:

<https://youtu.be/cfKBLs0WXZk?t=1079>

READ: "Hello I am Christina Dugoni and I wanted to thank you all for giving me the opportunity to speak tonight. Specifically, I'm here to speak about a property up in the Northeast corner of Bellevue known as Overlake Farm. We are the single largest land holding left in Bellevue. It is 60 acres. Tonight, I am here to only discuss the back 40, which consists of three parcels immediately North of us is Sixty-O-One midrise apartment condos and immediately east of us is Overlake. Not over lake, but Bellevue Municipal Golf Course, which interestingly was the other half of our farm until the 140th St. went in in the in the 60s. We are very grateful that you picked us up as R-Low as our NE parcel but we are making a request that you reconsider moving us to our medium which will allow us to put more housing in a clustered concept on our farm.



WATCH:

<https://youtu.be/cfKBLs0WXZk?t=2204>

READ: Hi there, I'm Lisa Safarria. I'm Christina Degonia's cousin and both of our moms are here. Long time Bellevue people. And thank you for hearing us in this format. I just want to say our family is all on the same page of supporting growth in Bellevue. And specifically, my sister and I own the nine acre parcel that is part of the greater 40 acres and it appeared that it was on the up zone map by the color coding. So we were a little surprised that it wasn't included so we're hoping that the property can support increased housing for Bellevue. And it is very buffered on the South by wetlands, so it has almost no impact to the single family neighbors. It has 61 to the north, which is a higher density.

We don't want to develop our entire farm and hence we are only talking about our back 40. Not our front 20 and we're only really looking to develop along 140th and again next to Sity-O-One and across from the golf course. We also ask that you consider our Southern 2 parcels and add those in, as R- low. Currently I'm assuming maybe there R-LL it's it's R-1 zoning there so our northerly parcel 9269 and that what we request to have redesignated to R-Medium and then our southerly 2 parcels along 140th and immediately across from the golf course is 9247 and 9270. We believe this would have very little impact on the neighborhood due to Sixty-O-One to the north, Bellevue Municipal to the East and step down to our South and we own all the parcels to our West. So we believe that this would have very little impact. Obviously, R-M provides significant more density and allows us to cluster density up in that northeast corner and then do townhomes or cottages. Moving South along 140th. I think that's all I have to say and I really appreciate your consideration in this matter. I submit a written letter earlier today to many of you, thank you.

Of course it has the wonderful public trail also to the north, and then the then you have the very, very busy Road 140th.

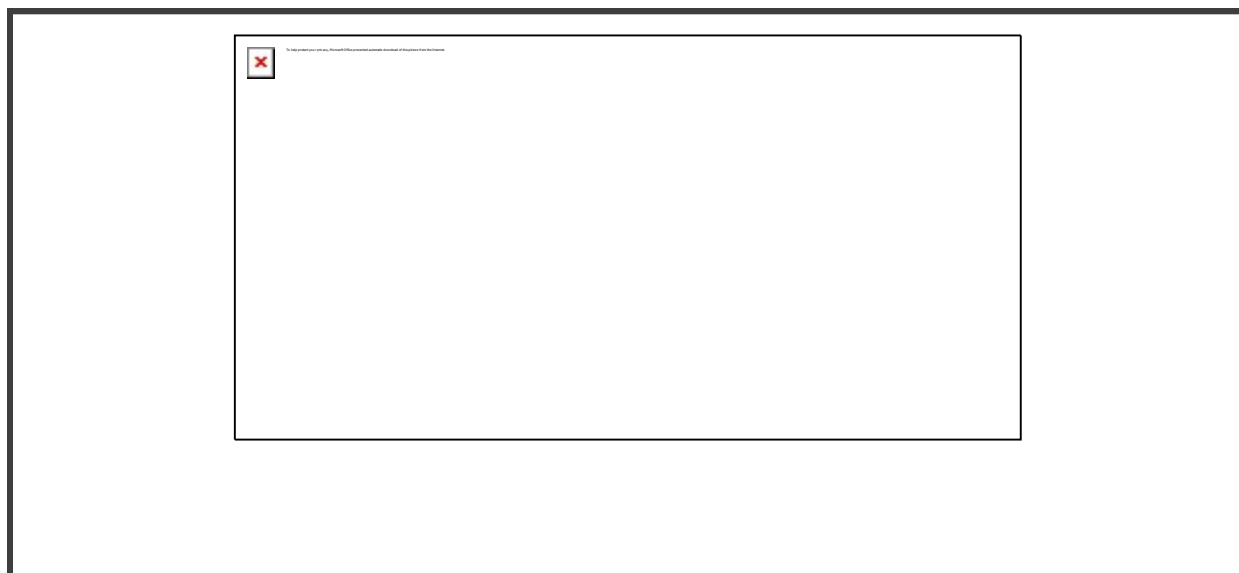
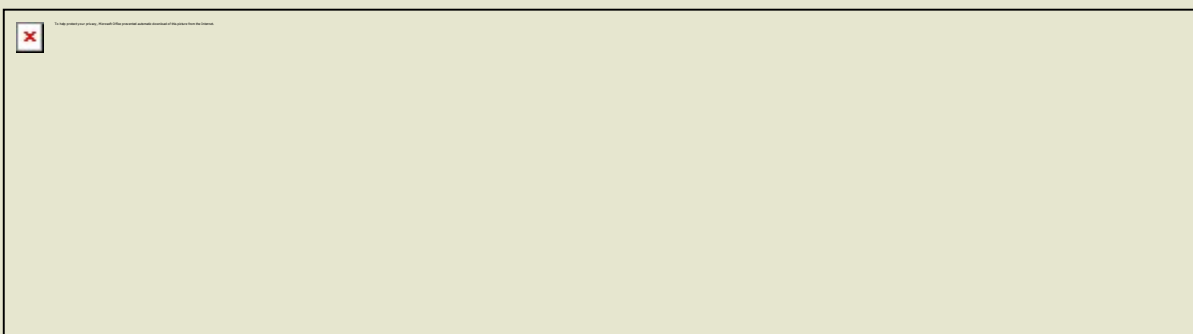
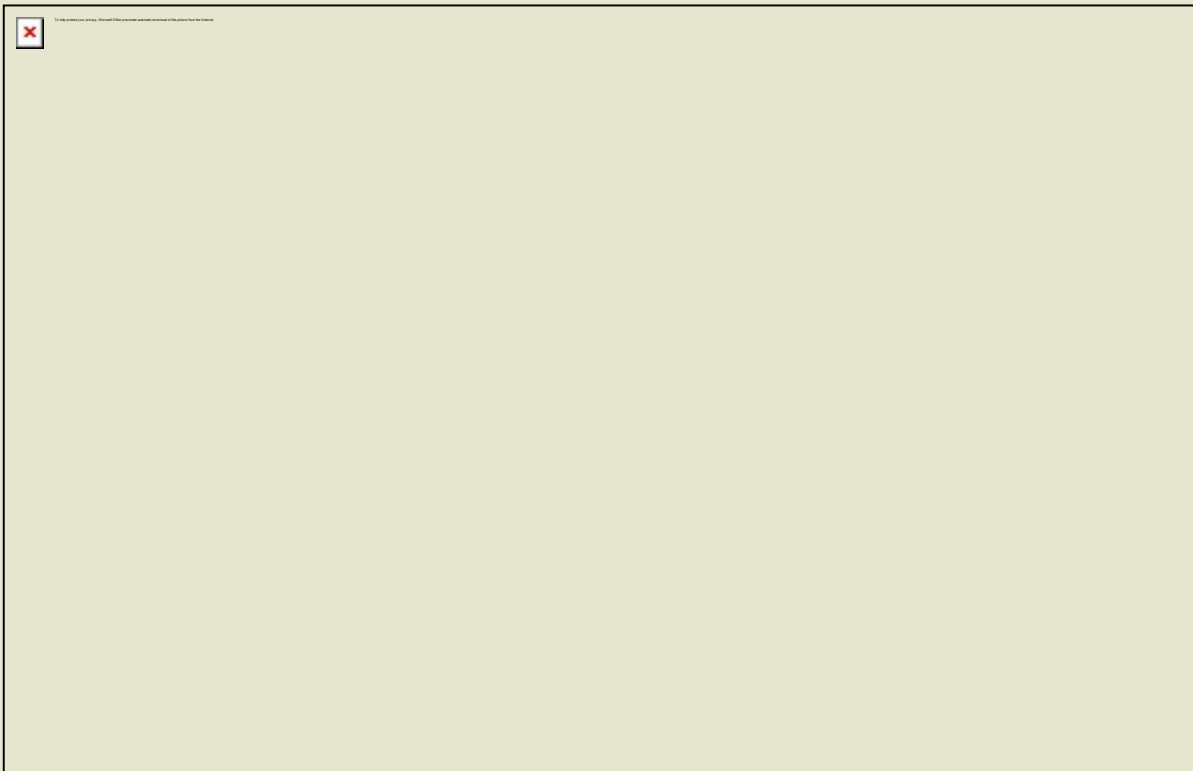
(Mayor: Back up just a little bit from the mic.) Sure. Oh, oh, you have the busy road 140th (There you go.) And that seems like it would very much support higher density and then the the public space of the golf course would be so advantageous if more people could enjoy those public spaces we personally live in the South end of Seattle and so.

Bellevue needs a little more density guys and the of course on the I think that's the West side is my cousins 20 acres.

So it's 100% buffered there. It just seems like there's so much potential there and really a beautiful big slate.

And you've got a family that's all on the same page and supporting you. And I think you've ,You've got neighbors that are

Density Concept



WATCH: <https://youtu.be/cfKBLs0WXZk?t=9724> (Council Member Jennifer Robinson)

READ: Thank you. Yeah, I agree with deputy mayor, the neighborhood residential, we're going to be studying the House Bill 1110 and 1337 increases and.

I'm wondering, Bridle Trails is going to get mad at me, but I'm wondering if the time for R-1 and R-1.8 zoning is over in Bellevue. It seems to me that all of our single family residential, the minimum should be suburban, just 3.5 unless it's heavily constrained by its critical areas. It doesn't mean that people have to divide up their big horse lots and do it. But or maybe we just limit it to the Overlake farm. That is the largest undeveloped piece of property in the City and they are asking for 3.5. (not correct) To me, that makes a lot of sense because we need, we need all kinds of housing. But this is the best opportunity for a very large single family home development in the city, which could have ADU's on it or whatever, as allowed by 1110 But I absolutely want to study.

OK, because I was trying to what is LL and what is that is that 1 or 1.8?

(Emil King, Planning Director: Large Lot. It's one, one and 1.8.)

And so then, and what's L then? One and 1.8? I couldn't figure it out. I finally found the table.

(Emil King, Planning Director: The RL is 7.5 up to 15.)

Oh, that's R 7.5 the that's what's on the Overlake Farms piece right now in the preferred alternative, the R low?

(Emil King, Planning Director: A small a small part of it, yeah.)

Which part?

(Emil King, Planning Director : Let's see. I think we can come back with a Map that shows.)

Yeah, cause I think the 20 acres 7.5 is fine. Yeah, that's higher than the 3.5, but.

(Mayor Robinson: maybe you can come back with information based on what the owners were asking.)

..if that's still at R1 or R 1.8. That's too low. If it's at 3.5 or higher. I'm good with the preferred alternative '

Background

The Comprehensive Plan (Comp Plan) that states the City's Vision, Strategies, and Policies. The City Codes are of all the City laws, regulations, and ordinances, sometimes referred to as laws. The

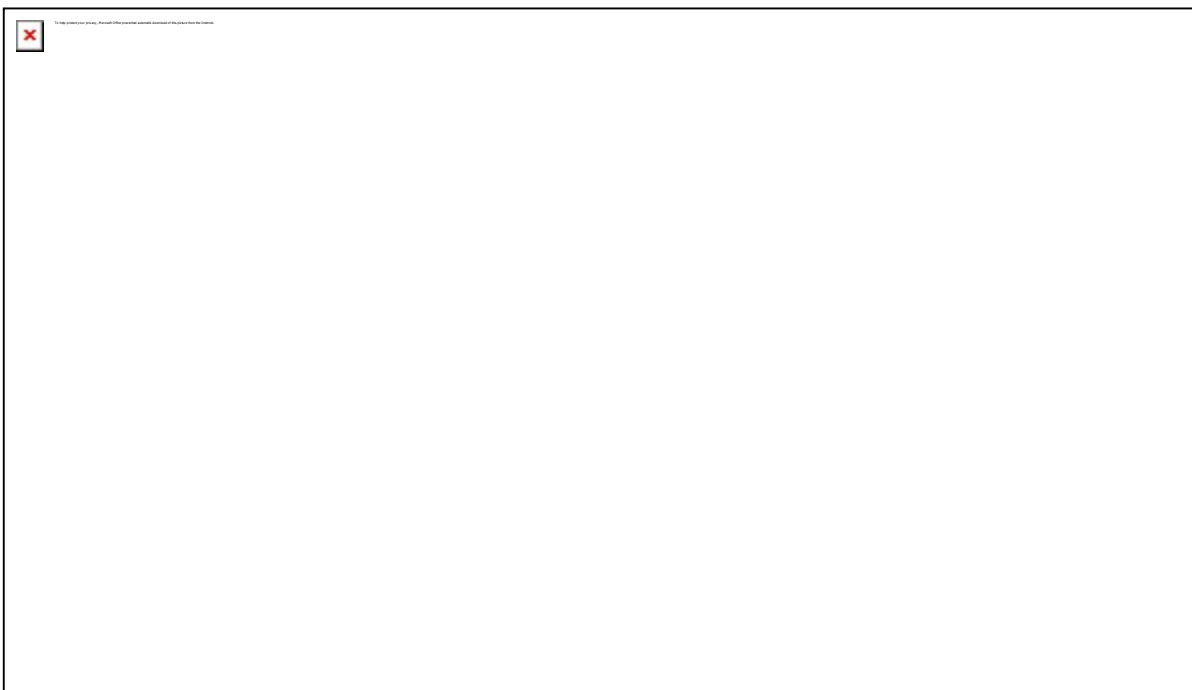
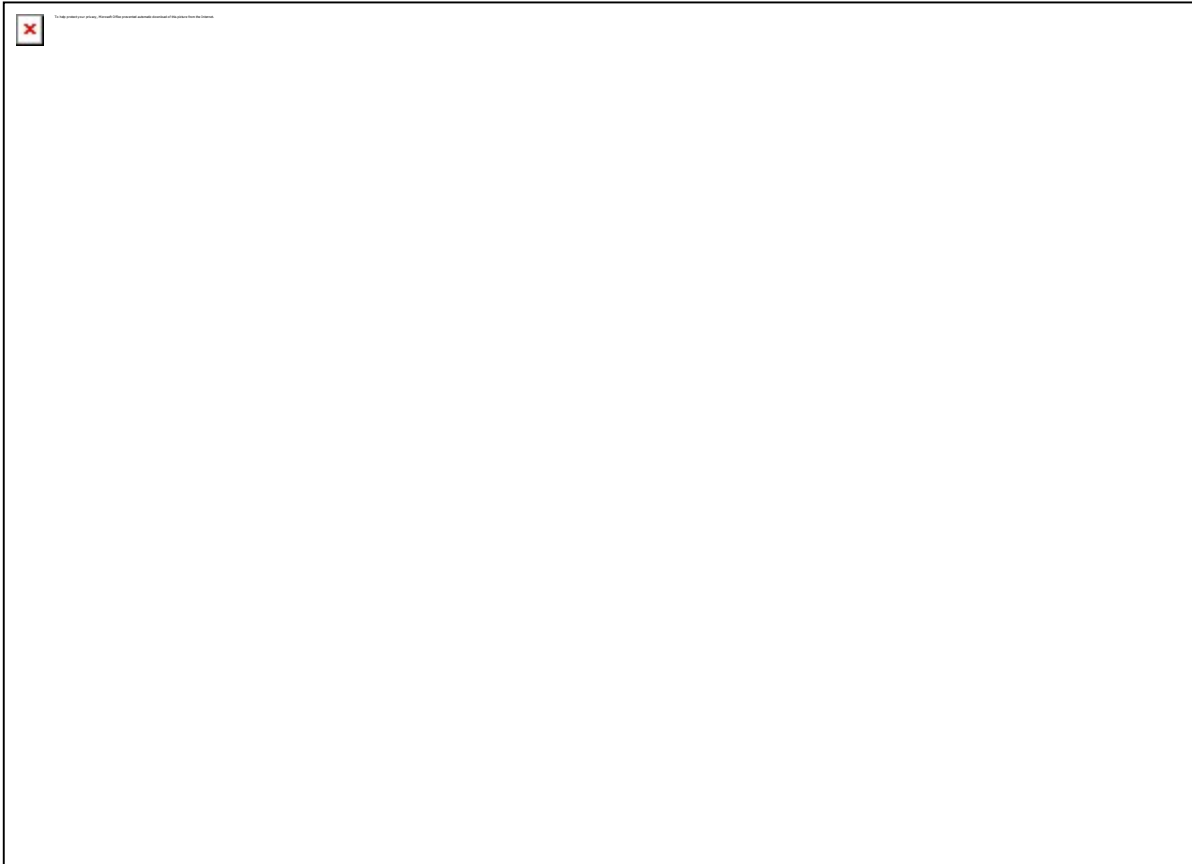
Comp Plan is required under the State Growth Management Act. The process bridges state and County mandates/laws and neighboring municipalities with the desires **of people who live, work, play, and own businesses and property.**

Currently, BTCC C-President Pamela Johnston is working with other neighborhood leaders to get the Comp Plan process clarified: clarity on what decisions are made when, by whom, and the amount, complexity, quality, and stability of the materials needed to understand the decisions. People did not understand the importance of the Draft Environmental Impact Statement. An EIS is supposed to provide a detailed analysis of the potential environmental impacts of the City's growth plans as well as potential alternatives and mitigation measures. If a EIS is deemed to be incomplete, inaccurate, or biased, and significant environmental impacts are not adequately addressed, if they were a party of record (individuals, organizations, or community groups who commented on the issues or asked to be a party of record) may file a lawsuit to challenge the EIS's adequacy. A complex 1000 page document, was not found to be adequate by the Bridle Trails Community Club board. We requested a new DEIS, which has adequately addressed significant issues, be submitted for comment as a new DEIS to allow another round of comments.

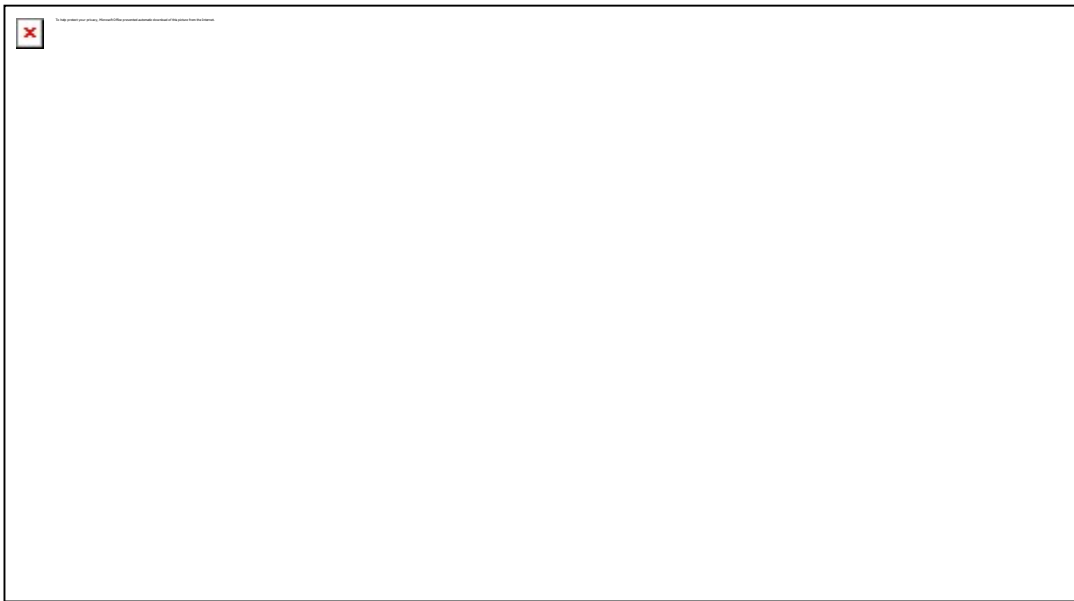
The State and County negotiated with our City Council the portion of the Commerce Department's forecasted growth will be planned for Bellevue in the next 20 years. 35,000 homes (households/housing units/families) with an average of 2.48 people per household. That is a population growth of nearly 90,000 new residents for a total of 140,000 people, as well as 70,000 new jobs.

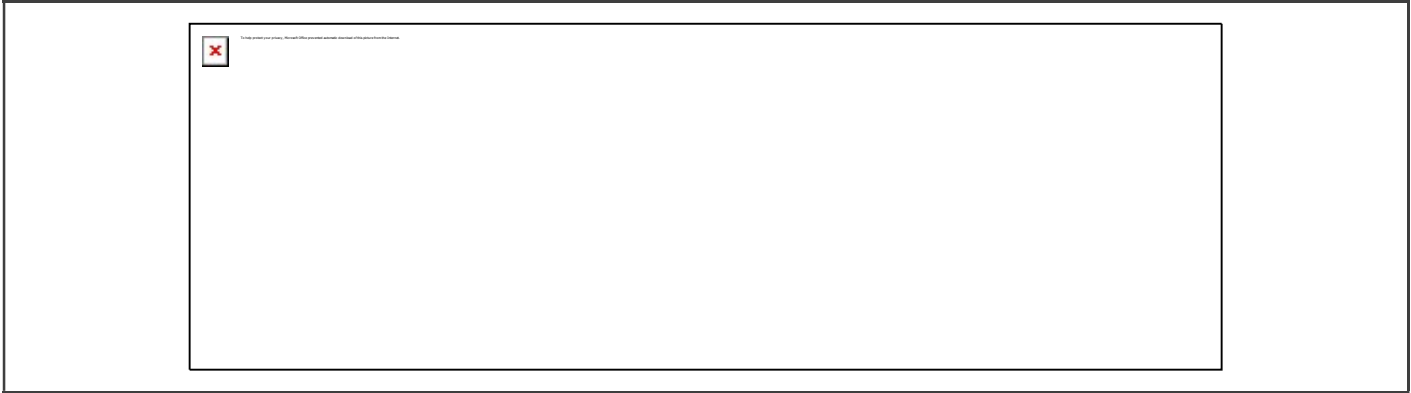
35,000 households, 90,000 people and 70,000 jobs are the numbers to focus on no matter what path is chosen to get there.

Currently, the focus of the Comp Plan process is to determine what needs to be researched to complete the Environmental Impact Statement and any other studies needed. The DEIS is an environmental study. It does not determine if mitigation are adequate, costly, or reasonable.



Current (2014) Comp Plan Info







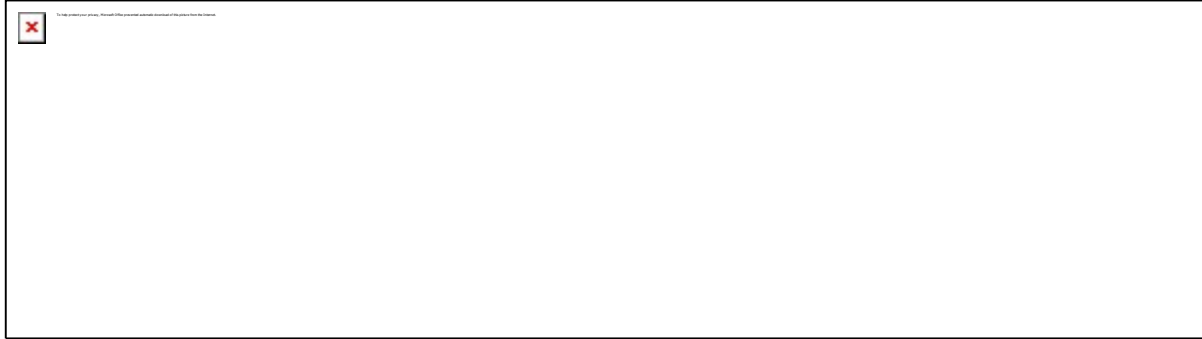
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Council Transcript generated by Microsoft Word and checked for blatant errors

Aerial images by Google Earth



Bridle Trails Community Club | 6619 132nd Ave. N.E. #133 , Kirkland, WA 98033



Try email marketing for free today!

Johnson, Thara

From: Plummer David F. <pdf3@comcast.net>
Sent: Monday, July 24, 2023 10:40 AM
To: onebellevue@googlegroups.com
Cc: board@bridletrailscommunity.org; PlanningCommission; Johnson, Thara
Subject: Production of New Housing Units

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Hi OneBeeviewers!

Here's an interesting response from a City staffer. This is the kind of 'we-don't-know-anything' that the City's Planning staff and the City Council continue to promulgate as they ram through their plan to convert Bellevue into a Robert-Moses NYC. The idea that the Planning Commission and Council can do anything except to march forward in lock step toward a NYC-type future is laughable; both of these bodies are captives of the local and regional oligarchies and have no interest in considering inputs from Bellevue residents.

The only way the City staff and Council can get the unneeded, unjustified housing-unit production needed to match either of the number-sets in Figure 2 is to tax us out of our homes and subsidize the developers to produce the housing units.

Regards,

David Plummer

Begin forwarded message:

From: "Nesse, Katherine" <KNesse@bellevuewa.gov>
Subject: RE: ProductProductionion of New Housing Units
Date: July 24, 2023 at 9:55:07 AM PDT
To: Plummer David F. <pdf3@comcast.net>
Cc: "Johnson, Thara" <TMJohnson@bellevuewa.gov>

Mr. Plummer,

Emil King forwarded me your question. The specifics of the production of affordable housing units are unknown at this point and will depend on direction by Planning Commission and Council.

Kate

Katherine (Kate) Nesse, PhD

Senior Planner, Community Development Department

City of Bellevue

Phone: 425-452-2042

450 I 10th Avenue NE, Bellevue, WA 98004

Email: knesse@bellevuewa.gov

The data you seek is now online!

<https://bellevuewa.gov/city-government/departments/community-development/data>

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

Sent: Sunday, July 23, 2023 6:27:23 PM

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

Cc: onebellevue@googlegroups.com <onebellevue@googlegroups.com>; Robertson, Jennifer S. <j.robertson@bellevuewa.gov>

Subject: Production of New Housing Units

[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!

In Figure 2 of your 21 June 2023 Agenda Memo for the Planning Commission's 21 June 2023 meeting you compared the City staff's 'forecast' of housing-unit (HU) needs for the City in the 2019-2044 era, with the 'forecast' prepared by the King County growth management planning council (GMPC); the 2 forecasts are shown in the copy of page 18 from your memo, below. The two forecasts are significantly different: the Bellevue/staff values are apparently from Exhibit 72 of the CAI-prepared report "City of Bellevue Housing Needs Assessment", dated 8 December 2022; you don't cite any reference or date for the GMPC values. However, both sets of values total to 35,000, the target value developed by Bellevue staff, and assigned to Bellevue by the 2021 King County Countywide Planning Policies document (adopted 21 December 2021, ratified 6 April 2022).

Assuming the CAI values (blue bars in Figure 2, below) are what the City is planning on for the 2024-2044 comprehensive plan update, how many of the housing units in each income level and planning year (2024-2044) would be provided by City 'production', i.e., by upgrade of City-purchased MF housing facilities/buildings, etc.; and how many of the units would have to be supplied by independent contractors (through construction of new MF units, construction/conversion of MF commercial buildings that include housing units, etc.?)

RSVP,

David Plummer

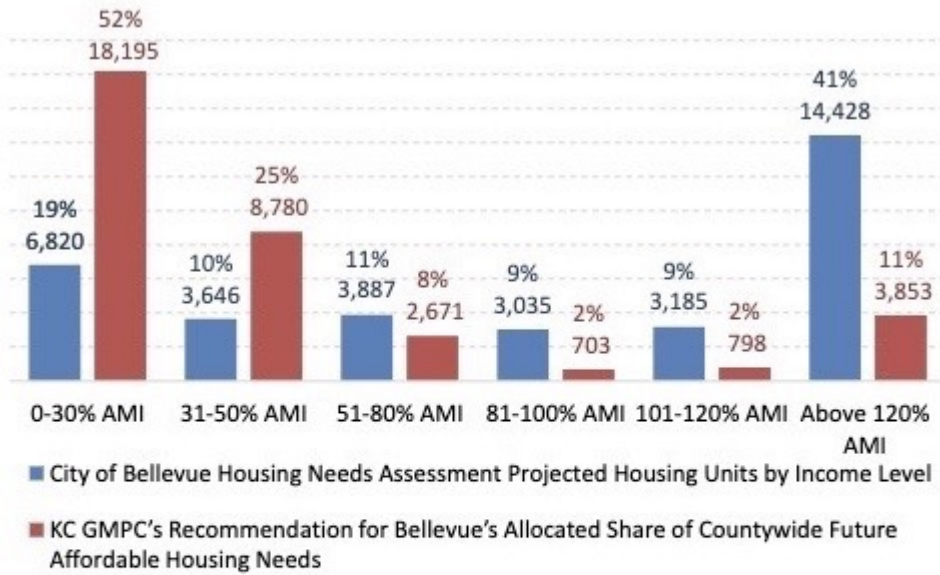


Figure 2. Comparison of Housing Needs Projection and Allocation

Johnson, Thara

From: p johnston <pamjjo@msn.com>
Sent: Saturday, July 22, 2023 3:27 PM
To: City_Attorney
Cc: onebellevue@googlegroups.com; PlanningCommission; Council; Miyake, Brad
Subject: RE Planning Commission Meeting: Informed Citizens on and off Boards and Commissions

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RCW 42.30.010 p2

The people of this state do not yield their sovereignty to the agencies which serve them. The people, in delegating authority, do not give their public servants the right to decide what is good for the people to know and what is not good for them to know. The people insist on remaining informed and informing the people's public servants of their views so that they may retain control over the instruments they have created. For these reasons, even when not required by law, public agencies are encouraged to incorporate and accept public comment during their decision-making process

For these reasons, we (as I am representing myself and what has been expressed to me by fellow residents) expect boards and commissions to ask the questions and seek the knowledge to make informed decisions. Moreover, we expect ample time to digest that information and make comment. The residents of Bellevue are the experts for their neighborhoods. We expect proper education and data to inform the agencies which serve us. We expect the time to be able to learn and debate among ourselves to come to common ground in order for government hear from a broader audience as well as to be effective.

Sincerely,

-pamela johnston
425-881-3301

Johnson, Thara

From: p johnston <pamjjo@msn.com>
Sent: Saturday, July 22, 2023 1:08 AM
To: Council; PlanningCommission
Subject: STUDY REQUESTED: Healthy and Adaptive

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Imagine that you wake up in the morning in Bellevue. It is dark as you drive to work. You arrive at your office, which is in the inner part of the building. No windows. No windows that open. No natural light or air. Did you ever wonder why working at home feels better? You see light. You can open the windows. You can hear the birds.

“Our health is greatly influenced by the surrounding built environment, and is where we spend around 90% of our life. Our physical and social environment have bigger impact on our well-being than, for example, genetics, lifestyle or even the health care system. Focusing on how we create healthier environments in buildings is beneficial because people-oriented workplaces motivate their employees to do their best, and it increases recruiting potential.

Optimizing profit is equally important. Higher profit can be obtained by either lowering construction and operational costs or increasing developer’s income by creating higher value. “(1)

You most likely have been thinking about these also --- Transformers – Buildings that at the core can be switch hitters: adapting to residential or office. Sometimes they are both. Almost always they have retail and restaurants.

I just want to add a list of considerations,

- Offices that are as healthy as working from home...and as productive.
- Residences that have all the amenities of an office building, including great connectivity.
- Small offices could be home businesses: literally part of a home. As they grow, they can move to office space.
- Lunch places that please the office crowd at noon, and the residents at night.
- Narrow or interior courtyard building that let light and air.
- Green, sustainable building is the norm.
- We don’t sink resources in over building.
- Office owners could own the housing, Residents could own the offices. One Owner. Or Many owners.
- Office rents are higher for square foot, helping to pay for the mandatory affordable housing.
- 24/7 use of the building, creating safety with eyes on the street and building.
- Office workers and residents that form a community.

Conversions are not easy...Unless the building is designed from the ground up to be flexible.

- (1) <https://www.archdaily.com/935230/how-to-build-sustainable-healthy-and-profitable-office-buildings-in-10-simple-steps>
- (2) <https://www.pbs.org/newshour/economy/analysis-heres-what-it-would-take-to-turn-empty-office-buildings-into-residential-housing> <https://youtu.be/nTKjwWlhclM>