

**From:** [Jocelyn T](#)  
**To:** [PlanningCommission](#)  
**Subject:** schedule an appointment for questions about land future use in comprehensive plan  
**Date:** Wednesday, April 3, 2024 10:13:39 PM

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Hi, Thara,

I am sorry that I missed your call back today. As a Bellevue resident and a small business owner, I care more about the city's new planning and policy 2044. Currently, my friend and I still have some questions in mind about new requirements to allow for more middle density housing and future development of mixed use centers. May I ask you to schedule an appointment that we would like to meet and discuss about the land use chapter in Bellevue comprehensive plan 2044.. Thank you!

Best Regards!  
Jocelyn  
4254359877

## Johnson, Thara

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**From:** Debbie Lacy <debbie@eastsideforall.org>  
**Sent:** Wednesday, April 3, 2024 10:13 AM  
**To:** PlanningCommission  
**Subject:** input for land use, housing element

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

Dear Commissioners,

I'm writing on behalf of Eastside For All's community members and partners who hold quality, affordable housing as a top priority for Bellevue and East King County. Your leadership is needed at this critical time not only to ensure Bellevue meets its affordable housing goals, but that it does so in ways that are aligned with its commitments to *equity and environmental stewardship*.

**I spoke last year to share concerns about the possibility of Bellevue allowing residential housing to be built close to freeways.** I'm bringing that forward again as an important priority as part of our work to address systemic inequities, along with other requests aligned with our mission. Thank you for your consideration.

**Prohibit residential building within 500 feet of freeways.** [Bellevue's April 2023 Air Quality and Land Use Planning report](#) included recommendations to apply broadly to Bellevue's policy and planning processes. The first recommendation outlined is to "*Apply an equity lens during all planning processes for land use adjacent to high-volume roadways. This centers environmental justice and redresses the cumulative health impacts to people of color, low-income communities, and other historically underrepresented groups (e.g., who would benefit most from increasing residential capacity (sic) across the city, and who could potentially be harmed).*"

With the *established health risks* well documented in Bellevue's report, we ask Bellevue to take into account those risks and the disproportionate impact on populations who experience health and housing disparities.

Some mitigation approaches have been raised for the air quality problems near freeways, but the effectiveness of the possible strategies are *unproven*. They're also *costly* to implement and maintain in the long term. This isn't the way to establish quality, healthy affordable housing. *All Bellevue community members deserve healthy housing no matter where they live in the city.* Please don't gamble with people's health. Prohibit residential building within 500 feet of high volume roadways; leave those areas to commercial building and focus on the design challenge at hand to build housing away from freeways. It's entirely feasible; Bellevue has the expertise needed to design for healthy *and* affordable housing.

**Outline plans for mandatory inclusionary zoning in the Comprehensive Plan Update.** While the specific percentages and other directives can be part of other processes and functional plans, it's important for the Comp Plan to provide *clear, strong guidance* when there is an upzone. These requirements are necessary to ensure homes for our low to moderate wage earners and to create the inclusive community Bellevue strives for. We're concerned that without this direction in the Comp Plan, the opportunity to ensure a minimum of affordable housing units in up-zoned areas will be lost.

**Identify additional funding for affordable housing in the Comp Plan Update.** Given that thousands of affordable housing units are needed in Bellevue, with the majority at 50% AMI or below, lack of adequate funding is a critical barrier. Bellevue should take the opportunity to identify local sources of funding which can make it possible for new developments to be competitive in applying for additional state and federal resources. Please set Bellevue up for success to reach its affordable housing goals.

**Eliminate minimum parking requirements in Wilburton.** We support staff's recommendation and hope you will consider this as an important part of Bellevue's approach to increase affordable housing. With the Wilburton light rail station and the high cost of owning multiple cars per household, it's important to plan for the amount of parking that will actually be needed rather than decreasing opportunities for more affordable housing units. More unnecessary parking means more expensive housing.

**Allow more density in mixed use centers to include affordable and middle housing.** As shared in the Preferred Alternative, this will give Bellevue the means to reach the middle housing requirements issued by WA State. (Again, please ensure that housing is not built in close proximity to high volume freeways.)

Bellevue and other cities are far behind when it comes to the amount of affordable housing needed. Bold planning is needed to change the course. The solutions above reflect the needs and hopes of people who are at risk of displacement, and many who have never been able to afford to live in Bellevue despite working here as teachers, social workers, city government staff, healthcare providers, restaurant and hotel workers, and many others.

Thank you for centering alternatives and policies that support housing affordability at a range of income levels. We believe the Preferred Alternative provides for the future that Bellevue envisions.

Thank you for your leadership,  
Debbie



Debbie Lacy, she/her, Founder/Executive Director  
425-209-0895



*Standing together - check out our [Advocacy Hub](#) for information and calls to action*

**Johnson, Thara**

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**From:** Veronica Shakotko <Vshakotko@mbaks.com>  
**Sent:** Wednesday, April 3, 2024 10:08 AM  
**To:** PlanningCommission  
**Cc:** King, Emil A.; Johnson, Thara  
**Subject:** Comp Plan Housing Element Comments - April 3 Agenda  
**Attachments:** MBAKS Bellevue PC Comp Plan Housing Comments 040324.pdf

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Chair Bhargava and Planning Commissioners,

In preparation for this evening's study session on the proposed Housing Element policies, attached please find MBAKS' comment letter dated April 3, 2024.

MBAKS appreciates your thoughtful consideration. If you have any questions, please don't hesitate to contact me at [vshakotko@mbaks.com](mailto:vshakotko@mbaks.com) or 425.435.8990.

Respectfully,  
Veronica



**Veronica Shakotko**  
Senior King County Manager  
Master Builders Association of King and Snohomish Counties  
m 425.435.8990  
335 116<sup>th</sup> Ave. SE, Bellevue, WA 98004

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We believe everybody deserves a place to call home.







April 3, 2024

Bellevue Planning Commission  
450 110<sup>th</sup> Ave. NE  
Bellevue, WA 98004

RE: Comprehensive Plan Housing Element

Dear Chair Bhargava and Planning Commissioners:

With nearly 2,500 members, the Master Builders Association of King and Snohomish Counties (MBAKS) is the largest local homebuilders' association in the United States, helping members provide a range of housing choice and attainability. We aspire to be the most trusted and respected housing experts in the region. MBAKS welcomes the opportunity to comment on proposed Housing Element policies in the Comprehensive Plan (Plan) update on the April 3 agenda.

The Plan serves as the foundation for Bellevue policies that shape housing choice, supply, and affordability. MBAKS appreciates the hard work conducted by city officials and staff to update the Plan and respectfully submits the following comments and amendments for consideration.

#### **Permitting and Regulation**

MBAKS recognizes the Plan is important for protecting the incredible Puget Sound environment, while planning for and updating options and opportunities residents have regarding where they live, work, and play. We want to ensure policymakers remember that new and revised elements within a comprehensive plan often come along with unintended direct, or indirect, added costs to provide housing. We ask that the Planning Commission and staff analyze the proposed implementation of the proposal's revisions, new requirements arising from implementation, and potential costs to housing or delay in housing permit reviews to determine their impacts on the supply and cost of housing. Additionally, the document should reflect that the City regards the promotion of adequate and attainable housing as a top priority. MBAKS stands ready to work with the City and other stakeholders to further that goal.

MBAKS would like to see in the Plan more provisions that recognize Bellevue's role in providing attainable housing and a variety of housing types for all economic segments of the community; that encourage the city to work actively with the building industry to meet our housing needs; and that encourage permit reform consistent with new and existing state law. We support adding language to any provision that clarifies the goal expressed should not result in increased permit fees and permit timelines. Additionally, MBAKS supports any efforts the City can take to comply ahead of the deadline with the permitting requirements established in SB 5290 this past legislative session. Adhering to the provisions of this new law early shows policy support to cities and would address a key barrier to facilitating more housing choices.



## Housing

### ❖ Accessory Dwelling Units:

MBAKS supports policies to promote and enable the development of accessory dwelling units (ADUs). There is a critical need to help all community members find housing in our rapidly growing region and ADUs are a vital component to addressing this need. ADUs provide additional housing choices that fit into our existing communities and neighborhoods, creating an affordable option for current residents and those just moving to our region. ADUs make it easier for younger buyers to qualify for their first home, enable seniors to age in place, and expand options for multigenerational living.

MBAKS supports consideration of additional policy support for ADUs consistent with new state legislation HB 1337. This new law, which requires the City to allow two ADUs on all lots within Urban Growth Areas, must be fully implemented by June 30, 2025. Creating the policy support now would be advantageous for residents and city policymakers.

MBAKS supports the early adoption of provisions within HB 1337, including:

- Allowing townhouses to have ADUs.
- Allowing for two ADUs on all lots with the UGA.
- Reducing minimum lot size from 5,000 to 3,200 square feet.
- Adding modifications to the maximum square footage allowed, including the allowance for basements to be excluded from the maximum square footage and for 1,000 square feet of unheated area.
- Removing off-street parking requirements.
- Removing owner occupancy requirements.
- Exempting ADUs from school impact fees.

### ❖ Missing Middle Housing:

MBAKS encourages the City to include provisions encouraging middle housing production to maximize housing options and incentivize development and supply of middle housing. This will create diverse housing options for community members, access to services and transit, and encourage a better job-housing balance. We encourage the City's inclusion of proposals that would:

- Allow outright duplex, triplex, and fourplex multifamily developments in all residential zones.
- Limit building heights to 35 feet in lower-density zones, to support compatible development with existing neighborhoods.
- Adjust minimum and maximum lot widths to keep scale of buildings small to support multiple units and improved affordability.
- Reduce landscaping and on-site recreation requirements, and reduce parking requirements, to incentivize development of the middle housing types and improve affordability.
- Allow outright apartments (five units or more) in lower-density zones if the site allows.

Thank you for the opportunity to comment on the 2024 Comprehensive Plan. MBAKS looks forward to engaging with the City as these policies are further developed and implemented to support the goal of creating a sustainable Bellevue. We appreciate your hard work and want to serve as a trusted resource for you, your staff, and the community.



If you have any questions, please don't hesitate to contact me at [yshakotko@mbaks.com](mailto:yshakotko@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

CC: Emil A. King, AICP, Planning Director  
Thara Johnson, Comprehensive Plan Manager  
Hannah Bahnmitter, Senior Affordable Housing Planner

## Johnson, Thara

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**From:** leesgt@aol.com  
**Sent:** Wednesday, April 3, 2024 10:08 AM  
**To:** PlanningCommission  
**Subject:** Planning Commission 4/27/2024 Tree Code comments

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

I failed to add my comments with regards to what the Commissioners share in their concerns. For the most part, I agreed with the suggestions because they were well thought out.

I certainly agreed with the comment about credits not being given for trees like Alders and Cottonwoods being used to get credits according to BRH even though they are not considered to be defined as Significant/Landmark by the accepted tree definition of what is included.

I would like to clarify something that keeps coming up. Tree Canopy of 39.6 does not reflect sustainable trees nor does it reflect retention of those trees. The tree codes being proposed don't prevent removal of the canopy but they do represent codes that will maintain most of the trees that meet healthy significant/landmark trees in certain areas which aid resilience in extreme weather. In lieu fees and density will make up for a small portion of the removed significant/landmark tree for years to come. If those trees are not with the housing areas then because of increased energy bills will take a toll on our costs but in addition any other benefits such as sound deadening, water retention, air pollution removal, etc. will be in the parks that they go to and not in the areas of need. As has been shown to the Council the most affected housing will usually be in the affordable housing areas. The canopy is only a rule of thumb measurement and is poor at describing specific needs fulfillment. I think that if we have great parks with great oxygen, air and ground water pollution resolution, etc. how does that really affect the rest of the city that does not have it. The state law and the affordable housing mandate will reduce trees of any kind and reduce heights of trees in the city based on the volume of trees needed to be removed. And now how much canopy will be left or useful? How much will that really increase the costs for the city and the homeowners affected?

You did do a wonderful job and opened some other areas to be looked at more closely.

Thank you very much,

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

[trees4livability.org](http://trees4livability.org)

## Johnson, Thara

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**From:** kyle@sosufamily.net  
**Sent:** Wednesday, April 3, 2024 10:03 AM  
**To:** PlanningCommission  
**Subject:** Comprehensive Plan Updates

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

Hello,

I was disappointed to hear that the commission has doubts about Staff's recommendation to eliminate parking requirements in the Wilburton area. I hope that you will re-consider, and remove parking requirements in this area. This area is near light rail, bus lines, and current and future bike paths. *People will live here without cars.* In fact, 1 in 12 households in Bellevue *today* don't have a car. Developers will perform their own analysis, and will determine how much parking they need based on the target market for their projects. Having parking minimums stifles innovation in building design, and makes housing projects more expensive. Parking garages can cost \$80,000 or more per space. Furthermore, King County's Right Size Parking report from 2015 found that multi-family developments in the County had a 40% oversupply of parking, meaning this expensive requirement is consistently overbuilt, usually due to minimum requirements.

I would also ask the planning commission to consider the following:

- Disallow residential buildings within 500 feet of highways. Bellevue city documents already establish the health risks associated with living next to highways, and how these risks disproportionately impact vulnerable people. If this is somehow totally untenable, mitigation factors must be put in place for residents.
- Support affordable housing by identifying additional funding sources, implementing mandatory inclusionary zoning (or pay in lieu), and through other strategies.
- Increase density in mixed use centers.
- Allow for more mixed use throughout the city, such as by allowing corner stores or "front yard businesses", especially as middle housing is implemented. Bringing services closer to housing will reduce car traffic pressure and create more vibrant communities.

Thank you for your time and diligence.  
Kyle Sullivan

## Johnson, Thara

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**From:** phyllisjwhite@comcast.net  
**Sent:** Wednesday, April 3, 2024 8:59 AM  
**To:** PlanningCommission  
**Subject:** Re: Public Comment for the Tree LUCA and the Wilburton Comprehensive Plan  
**Attachments:** Changes in canopy cover and impervious surfaces.docx

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Please add the attachment to my public comment for today's meeting.

Thank you,

Phyllis

On 04/03/2024 4:14 AM PDT phyllisjwhite@comcast.net wrote:

Dear Chair Barghava, Vice-Chair Goepple, and Commissioners Cuellar-Calad, Ferris, Khanloo, Lu, and Villaveces,

Please find attached my public comment for today's meeting.

Best regards,





















Phyllis White  
Wilburton Resident

## Changes in canopy cover and impervious surfaces due to development:

Subbasin	Commercial/ Office (%)	Highway (%)	Industrial (%)	Mixed- use (%)	Multi- Family (%)	Park (%)	Single- family (%)	Total (a
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



## Johnson, Thara

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**From:** John Darvish <jdarvish@holistique.com>  
**Sent:** Wednesday, April 3, 2024 8:16 AM  
**To:** Bhargava, Vishal; Goeppeler, Craighton; Negin Kanloo; Ferris, Carolyn; Cuellar-Calad, Luisa; Andres Villaveces; Malakoutian, Mo  
**Cc:** PlanningCommission  
**Subject:** Comments for planning commission meeting - April 3, 2024  
**Attachments:** Photo.jpeg; ATT00001.htm; A map of a hospital Description automatically generated.png; ATT00002.htm; A map of a hospital Description automatically generated.png; ATT00003.htm; Home - Overlake Medical Pavilion.jpeg; ATT00004.htm; Photo.jpeg; ATT00005.htm; Overlake Medical Center Project FutureCare GLY.jpeg; ATT00006.htm; Microsoft Word - PC-Meeting-April-3.docx.pdf; ATT00007.htm

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Dear Commissioners,

Attached is the response to the latest recommendation by Planning Staff's recommendation on zoning for the area across from Overlake Hospital.

I am available if you would like to further the conversation.

Warm regards,

John

Dear Planning Commissioners,

The planning staff has created another packet for your review after the meeting on Feb. 28, 2024. In attachment C: Staff Recommended Future Land Use Map for Wilburton TOD Area, staff has recommended high rise Medical Office for the area across from Overlake Hospital. I am surprised that despite multiple unanimous recommendations by all commissioners during the Feb. 28 meeting to reduce/eliminate/redesign the Medical Office zoning, planning staff is still insisting on designating this area as Medical Office with no change.

Nevertheless, I still believe this area should be zoned as Mixed-use. I will offer a few insights into the consequences of this recommendations and then discuss Attachment D: "Demand for Medical Office Space in Bellevue" in more details since their recommendation is solely relies on this document.

First, let's make a few observations and consequences of this recommendation.

- Mixed-use still support Medical Office and allows for organic, market-driven, “supply-and-demand” based growth. Why use the prohibitive designation of Medical Office to force a use that has no proven demand?
- I truly believe that by designating Mixed-Use for this area, **it can accommodate goals set forth by the planning staff.** They are not mutually exclusive. The numbers below will show us why.
- To make matters worse, the same policy allows Medical Office to be built in Mixed-use. This puts the area across the street from the hospital, in fact all Medical Office zones, in a double jeopardy. First, it must contend with no demand for medical office, next it is getting “robbed” by mixed-use. This puts the Medical Office development across from the hospital at a sever disadvantage. One is led to believe the goal is to force very specific use for a specific user for the land across the Hospital. This is akin to **City of Renton** halting all development because **Boeing** may put up another airplane factory and they will need land to accommodate them. All the while, Boeing is trying to fix its bottom line and transferring jobs to other states.
- This is a perfect example of mixed-use scenario. Virginia Mason opened Medical Pavilion in Wilburton Village located at 116<sup>th</sup> Ave NE and NE 4<sup>th</sup> Street. The clinic is located in a mixed-use development which consists of grocery store, bank, fast food, restaurant, FedEx, Target, **AND** a large medical office. Imagine the traffic created by this.

An existing example of Mixed-use with Medical Office (Virginia Mason) on 116 Ave. NE and NE 4th

Talking to staff they agreed that allowing Medical Office in Mixed-use will dilute the need for Medical Office, but they offered no solution/alternative.

During a meeting with the Planning staff, it was stated that they are willing to disregard the historical data and push Medical Office policy through one more time despite its failures in the past. And according to one of the staff, they are **willing to continue with BR-MO even if it means for the next 20 years there will be no new development!** I was shocked to hear that.

This approach emphasizes the position staff has taken, “**Medical Office or nothing**”.

We should encourage medical offices and life science developers/companies to do their due diligence and plan for their future growth. We cannot do it for them. One such organization that had the foresight to forecast their needs is Health Care Realty. In the 2018 they acquired a large parcel of land across from the hospital to develop another Medical Office when the need arises. What is stopping other large organizations from doing the same?

### **Attachment D falls short of presenting a compelling argument for Medical Office**

Now, let's make a few observations from **Attachment D**. This document is in the center of why staff have made this recommendation. The document is broken into three parts: Medical Office Demand, Life Science Lab Space Demand, and Major Medical Institution Space Demand. I will address each in the that order. But first a general comment.

The numbers presented in the study, all except one, 70,000 additional residents from Growth Management Act, are not based on public/private studies, US Census, general knowledge, public consensus, etc. It is based on internal conversations or private conversations. Staff could not share any of their sources with me. I do not question the conversations but even a single published stud?

- Attachment D starts by stating the regional appeal for Overlake Hospital and its unique role in providing medical services to “... *Issaquah, Sammamish, Redmond, Kirkland, Mercer Island, Newcastle, and 8 other smaller communities.*” While this is a true statement, Overlake is not alone. So do Evergreen in Kirkland, Swedish in Issaquah, UW Medical Center in University of WA, Harborview, Swedish Seattle, Virginia Mason/Providence, Group Health in many locations, Valley Medical Center, Children’s in Laurelhurst, and a plethora of other smaller hospitals. Many factors go into why one would choose one hospital over the other. Proximity is not usually a top driving reason.

## Medical Office Demand

- The estimated 1.1 Million Sqft of Medical Office (no source provided) is for the **entire city of Bellevue, not just Wilburton**. The staff don’t know what is Wilburton’s portion.
- On top of page 2 in Attachment D a graph shows inventory of Medical Office vs. population of Bellevue. Inventory jumped from 2,000,000 to 2,500,000 Sqft in 2012 and has remained steady. This coincided with the opening of a 460,000 Sqft medical office, Overlake Medical Pavilion. It suggests Based on the same chart, we will need another 500,000 Sqft medical office when Bellevue’s population reaches 180,000. At the current annual increase of .32% it will be in 2064. There are two ways of satisfying the need for Medical Office. In one big MOB development which comes about every 15-20 years, or in a gradual way as the need dictates.
- The report also predicts Bellevue will grow by as many as 70,000 by 2044 and all the subsequent conclusions are based on this. That can be considered ambitious to say the least. To achieve this, we must grow at the annual rate of 2%, almost 7 times the expected growth rate of .32%. Since 2014 we have added 17,000 people. For a city that is eager to grow by as many as 70,000 by 2044, it should take advantage of every opportunity to create housing at a high rate. I think it will be easier to annex Kirkland.
- Building one more Overlake Medical Pavilion, even for a reputable REIT company such as Healthcare Realty Trust (HRT) is very risky. It requires enormous upfront investment with prolonged periods without meaningful returns, takes a long time to lease up, no demand present, Speculative development, build it and hope they come.

- But these large MOB's also create their own eco-system. Large MOB's monopolize the Medical Office market and keep the lease rates high. As a result, many medical establishments won't be able to afford. While a brand new medical office looks great, and adds to the skyline it prices out many smaller clinics such family practices as is shown in the current mix of tenants in Overlake Medical Pavilion.
- The data in attachment D states the need for up to 1,100,000 Sqft for medical office and at least 800,000 Sqft for life sciences for the next 20 years. It is safe to say half of 1.1 Million can be attributed to Wilburton alone. The entire medical office land reserved in FLUM exceeds 3,000,000 Sqft. At the modest FAR of 6, this much land can potentially deliver 18,000,000 Sqft of medical office/life science. We know that not everything will be developed, but even one tenth will be more than enough. What are we going to do with the rest of the capacity? Mixed-use can accommodate this estimate in a balanced and predictable way.

Green area indicates Medical office zoning in Wilburton, which adds to 3,000,000 Sqft, not counting medical institutions, Overlake and Children's.

North of Bel-Red Road on 116<sup>th</sup> alone offers 2.6 million Sqft. of land to build Medical Office. It can possibly accommodate up to 16,000,000 Sqft of medical office alone. Will that be sufficient to fulfill anticipated Medical Office/Lab Sciences needs? Please keep in mind, we are only asking to designate the area south of Bel-Red to Mixed-use not north. However, one might wonder why not.

## Life Science Lab Space Demand

Attachment D suggests the proximity to the hospital will spurn Life Sciences to co-locate near it, then it contradicts itself in the next sentence. According to Attachment D, Colombia Pacific Partners, "a private equity investment firm based in Toronto, Canada who seeks to invest in innovation-driven companies", and Alexandria, "a leading owner, operator, and developer of collaborative mega campuses for life science companies", both have chosen to develop Life Science campuses in **Bel-Red corridor** 2 miles away from the hospital! They also seem to disagree.

Alexandria has acquired a site in Bel-Red which would like to develop an 800,000 Sqft life science campus. The staff is hoping to convince them to relocate to Wilburton by not accommodating the building code to necessary for Life Sciences. So far they have not been successful.

We approached Alexandria a few weeks ago to see if they were interested in developing life sciences in BR-MO, and their response was they are solely focusing on their development in Bel-Red! They have done their due diligence already.

FYI, there are 162 Life Science companies in Washington, big and small. Only seven are located in Bellevue, none closer than a mile to the hospital. Bothell, with no hospitals or a defined medical corridor, Bothell hosts the lion's share of labs on the Eastside with 22 and has well established itself on the Eastside as a Life Science center. 115 life science companies are located in Seattle with many located within the proximity of Lake Union. The rest are scattered in Federal Way, Lynnwood, Redmond, Bainbridge Island, Spokane, Vancouver and few others. There are no hospitals in the vicinity of majority of these. If there are, it could very well be unintentional! We should ask ourselves how **Bothell, with no clear medical pedigree**, has established itself as a life science magnet? **Fred Hutch Cancer Center** (a research institute, not a hospital) is the catalyst for attracting Life Sciences in **Lake Union**. What can Bellevue learn from this?

*"Life sciences industry consists of companies operating in the fields of pharmaceuticals, biotechnology, medical*

*devices, biomedical technologies, nutraceuticals, cosmeceuticals, food processing, and others that dedicate their efforts to creating products to improve the lives of organisms.”* While hospitals are taking care of day-to-day healthcare of citizens: emergency room, childbirth, surgeries, labs, X-rays, pharmacies etc. The overlap is minimal at best. Even during clinical trials, when the two come together, they are always conducted away from the hospitals in specialized settings to preserve impartiality.

## **Major Medical Institution Space Demand**

- Attachment D states a large medical institution was looking to build a campus on a 5-12 acre property in Bellevue. It is impossible to find a contiguous piece of land that large, specially in Bellevue. They will have better luck in Redmond or Woodinville. Given the density of Wilburton it is not likely they will be able to find a parcel that large. Like any other business looking for a large parcels in dense urban area, one will have start by assembling diligently and consistently parcel by parcel with tenacity and generosity.
- Attachment D suggests Medical Institutions (I am guessing Overlake and Children's) may need Medical Institution space between 0-1,000,000 Sqft (again no source was given for this estimate) in the next 20 years. Let's look at Overlake first and then Children's.
- Overlake has several old buildings, “woody walkups”, which are drastically under-utilized and some that are well past their useful life. It also has two parking garages, on and off campus. These opportunities on and off its campus give the hospital ample opportunity to meet its possible future Medical Institution requirements. The areas are marked with green rectangles offer these future re-development opportunities.



Green areas represent opportunities for redevelopment. Blue boxes indicate parking garages which can be consolidated.

- Given current economic conditions of hospitals in WA, and as whole in United States, the unprecedented losses will delay any thoughts of expansion. The planning staff also agreed with this.
- Furthermore, in the past, Overlake Hospital like many other prudent organizations, have moved their non-essential operations, such as administrative offices, off campus to a less expensive quarters therefore creating more space for higher priority needs. This option will certainly reduce the need for medical institution to be located on campus.
- In the mid 2000's, Overlake Hospital allowed Healthcare Realty Trust to build a 460,000 Sqft MOB, on its campus named Overlake Medical Pavilion. This clearly indicates they did/do not foresee the need for Medical Institution and decided to share their campus with others.

## Overlake Medical Pavilion on Overlake Hospital campus

- History has shown Overlake adds a new wing every 16-22 years. It last added a wing in Jan. 2023. If history is any indication, the earliest major addition will be in 2040 or later. However, it has continuously added satellite clinics to reach patients in their own neighborhoods which I believe is a great strategy for decentralizing medical services, reducing traffic, and keeping the costs manageable.

Example of satellite Overlake clinic

The latest wing Overlake Hospital opened in 2023.

- In case of Children's Hospital deciding to expand, wouldn't it make sense for them to expand next to their existing campus on the north side of Bel-Red Road? Plenty of old medical offices surround the area which will accommodate this expansion. Again given the economic situation of hospitals, that will probably not happen anytime soon.

## Summary and conclusion

In the past we have made decisions that in hindsight were not the best. But to commit them again makes them worse. The planning staff has not put forward a compelling reason for designating the area across the street from Overlake Hospital to Medical Office. It is prepared to wait another 20 years to see if the experiment will succeed. The data presented is speculative and has not been substantiated or verified. The conclusions drawn also are not supported by the premises, general observations, or state of economy. It creates a vision that is hard to imagine.

While any one of the points mentioned above is enough reasoning, together they present an overwhelming support for this area to be zoned Mixed-Use. Based on the following reasons we make this recommendation:

- Mixed-Use still supports medical use
- Assigning mixed-use to area across from the hospital, still meets the achieves the vision of planning staff.
- Life sciences have shown repeatedly they prefer Bel-Red, Bothell, or Lake Union, not near a hospital over Wilburton.
- Troubled state of healthcare and hospitals in WA state makes expansion unlikely.
- Medical Institution needs if and when arise have solutions: by looking within or forecasting.
- Lack of demand for Medical Office while excess inventory still exists.
- Proximity to light rail station.

- Immediate need for housing.
- Lopsided amount of prime land dedicated to Medical Office and not enough to Mixed-Use.
- And finally, flexibility built in Mixed-Use designation.

I leave it up to you to make your own decision.

Sincerely,

John Darvish



**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](http://holistique.com) Email: [jdarvish@holistique.com](mailto:jdarvish@holistique.com)**

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Dear Planning Commissioners,

The planning staff has created another packet for your review after the meeting on Feb. 28, 2024. In attachment C: Staff Recommended Future Land Use Map for Wilburton TOD Area, staff has recommended high rise Medical Office for the area across from Overlake Hospital. I am surprised that despite multiple unanimous recommendations by all commissioners during the Feb. 28 meeting to reduce/eliminate/redesign the Medical Office zoning, planning staff is still insisting on designating this area as Medical Office with no change.

Nevertheless, I still believe this area should be zoned as Mixed-use. I will offer a few insights into the consequences of this recommendations and then discuss Attachment D: “Demand for Medical Office Space in Bellevue” in more detail since their recommendation is solely relies on this document.

First, let’s make a few observations and consequences of this recommendation.

- Mixed-use still support Medical Office and allows for organic, market-driven, “supply-and-demand” based growth. Why use the prohibitive designation of Medical Office to force a use that has no proven demand?
- I truly believe that by designating Mixed-Use for this area, **it can accommodate goals set forth by the planning staff**. They are not mutually exclusive. The numbers below will show us why.
- To make matters worse, the same policy allows Medical Office to be built in Mixed-use. This puts the area across the street from the hospital, in fact all Medical Office zones, in a double jeopardy. First, it must contend with no demand for medical office, next it is getting “robbed” by mixed-use. This puts the Medical Office development across from the hospital at a severe disadvantage. One is led to believe the goal is to force very specific use for a specific user for the land across the Hospital. This is akin to **City of Renton** halting all development because **Boeing** may put up another airplane factory and they will need land to accommodate them. All the while, Boeing is trying to fix its bottom line and transferring jobs to other states.
- This is a perfect example of mixed-use scenario. Virginia Mason opened Medical Pavilion in Wilburton Village located at 116<sup>th</sup> Ave NE and NE 4<sup>th</sup> Street. The clinic is located in a mixed-use development which consists of grocery store, bank, fast food, restaurant, FedEx, Target, **AND** a large medical office. Imagine the traffic created by this.



An existing example of Mixed-use with Medical Office (Virginia Mason) on 116 Ave. NE and NE 4th



- Talking to staff they agreed that allowing Medical Office in Mixed-use will dilute the need for Medical Office, but they offered no solution/alternative.
- During a meeting with the Planning staff, it was stated that they are willing to disregard the historical data and push Medical Office policy through one more time despite its failures in the past. And according to one of the staff, they are **willing to continue with BR-MO even if it means for the next 20 years there will be no new development!** I was shocked to hear that.
- This approach emphasizes the position staff has taken, “**Medical Office or nothing**”.
- We should encourage medical offices and life science developers/companies to do their due diligence and plan for their future growth. We cannot do it for them. One such organization that had the foresight to forecast their needs is Health Care Realty. In the 2018 they acquired a large parcel of land across from the hospital to develop another Medical Office when the need arises. What is stopping other large organizations from doing the same?

### **Attachment D falls short of presenting a compelling argument for Medical Office**

Now, let’s make a few observations from **Attachment D**. This document is in the center of why staff have made this recommendation. The document is broken into three parts: Medical Office Demand, Life Science Lab Space Demand, and Major Medical Institution Space Demand. I will address each in the that order. But first a general comment.

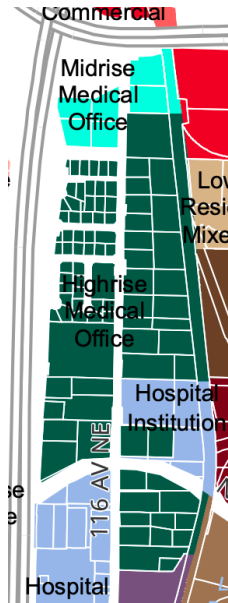
The numbers presented in the study, all except one, 70,000 additional residents from Growth Management Act, are not based on public/private studies, US Census, general knowledge, public consensus, etc. It is based on internal conversations or private conversations. Staff could not share any of their sources with me. I do not question the conversations but even a single published stud?

- Attachment D starts by stating the regional appeal for Overlake Hospital and its unique role in providing medical services to “... *Issaquah, Sammamish, Redmond, Kirkland, Mercer Island, Newcastle, and 8 other smaller communities.*” While this is a true statement, Overlake is not alone. So do Evergreen in Kirkland, Swedish in Issaquah, UW Medical Center in University of WA, Harborview, Swedish Seattle, Virginia Mason/Providence, Group Health in many locations, Valley Medical Center, Children’s in Laurelhurst, and a plethora of other smaller hospitals. Many factors go into why one would choose one hospital over the other. Proximity is not usually a top driving reason.

## Medical Office Demand

- The estimated 1.1 Million Sqft of Medical Office (no source provided) is for the **entire city of Bellevue, not just Wilburton**. The staff don't know what is Wilburton's portion.
- On top of page 2 in Attachment D a graph shows inventory of Medical Office vs. population of Bellevue. Inventory jumped from 2,000,000 to 2,500,000 Sqft in 2012 and has remained steady. This coincided with the opening of a 460,000 Sqft medical office, Overlake Medical Pavilion. It suggests Based on the same chart, we will need another 500,000 Sqft medical office when Bellevue's population reaches 180,000. At the current annual increase of .32% it will be in 2064. There are two ways of satisfying the need for Medical Office. In one big MOB development which comes about every 15-20 years, or in a gradual way as the need dictates.
- The report also predicts Bellevue will grow by as many as 70,000 by 2044 and all the subsequent conclusions are based on this. That can be considered ambitious to say the least. To achieve this, we must grow at the annual rate of 2%, almost 7 times the expected growth rate of .32%. Since 2014 we have added 17,000 people. For a city that is eager to grow by as many as 70,000 by 2044, it should take advantage of every opportunity to create housing at a high rate. I think it will be easier to annex Kirkland.
- Building one more Overlake Medical Pavilion, even for a reputable REIT company such as Healthcare Realty Trust (HRT) is very risky. It requires enormous upfront investment with prolonged periods without meaningful returns, takes a long time to lease up, no demand present, Speculative development, build it and hope they come.
- But these large MOB's also create their own eco-system. Large MOB's monopolize the Medical Office market and keep the lease rates high. As a result, many medical establishments won't be able to afford. While a brand new medical office looks great, and adds to the skyline it prices out many smaller clinics such family practices as is shown in the current mix of tenants in Overlake Medical Pavilion.
- The data in attachment D states the need for up to 1,100,000 Sqft for medical office and at least 800,000 Sqft for life sciences for the next 20 years. It is safe to say half of 1.1 Million can be attributed to Wilburton alone. The entire medical office land reserved in FLUM exceeds 3,000,000 Sqft. At the modest FAR of 6, this much land can potentially deliver 18,000,000 Sqft of medical office/life science. We know that not everything will be

developed, but even one tenth will be more than enough. What are we going to do with the rest of the capacity? Mixed-use can accommodate this estimate in a balanced and predictable way.



Green area indicates Medical office zoning in Wilburton, which adds to 3,000,000 Sqft, not counting medical institutions, Overlake and Children's.

- North of Bel-Red Road on 116<sup>th</sup> alone offers 2.6 million Sqft. of land to build Medical Office. It can possibly accommodate up to 16,000,000 Sqft of medical office alone. Will that be sufficient to fulfill anticipated Medical Office/Lab Sciences needs? Please keep in mind, we are only asking to designate the area south of Bel-Red to Mixed-use not north. However, one might wonder why not.

## Life Science Lab Space Demand

- Attachment D suggests the proximity to the hospital will spurn Life Sciences to co-locate near it, then it contradicts itself in the next sentence. According to Attachment D, Colombia Pacific Partners, “a private equity investment firm based in Toronto, Canada who seeks to invest in innovation-driven companies”, and Alexandria, “a leading owner, operator, and developer of collaborative mega campuses for life science companies”, both have chosen to develop Life Science campuses in **Bel-Red corridor** 2 miles away from the hospital! They also seem to disagree.
- Alexandria has acquired a site in Bel-Red which would like to develop an 800,000 Sqft life science campus. The staff is hoping to convince them to relocate to Wilburton by not accommodating the building code to necessary for Life Sciences. So far they have not been successful.

- We approached Alexandria a few weeks ago to see if they were interested in developing life sciences in BR-MO, and their response was they are solely focusing on their development in Bel-Red! They have done their due diligence already.
- FYI, there are 162 Life Science companies in Washington, big and small. Only seven are located in Bellevue, none closer than a mile to the hospital. Bothell, with no hospitals or a defined medical corridor, Bothell hosts the lion's share of labs on the Eastside with 22 and has well established itself on the Eastside as a Life Science center. 115 life science companies are located in Seattle with many located within the proximity of Lake Union. The rest are scattered in Federal Way, Lynnwood, Redmond, Bainbridge Island, Spokane, Vancouver and few others. There are no hospitals in the vicinity of majority of these. If there are, it could very well be unintentional! We should ask ourselves how **Bothell, with no clear medical pedigree**, has established itself as a life science magnet? **Fred Hutch Cancer Center** (a research institute, not a hospital) is the catalyst for attracting Life Sciences in **Lake Union**. What can Bellevue learn from this?
- *"Life sciences industry consists of companies operating in the fields of pharmaceuticals, biotechnology, medical devices, biomedical technologies, nutraceuticals, cosmeceuticals, food processing, and others that dedicate their efforts to creating products to improve the lives of organisms."* While hospitals are taking care of day-to-day healthcare of citizens: emergency room, childbirth, surgeries, labs, X-rays, pharmacies etc. The overlap is minimal at best. Even during clinical trials, when the two come together, they are always conducted away from the hospitals in specialized settings to preserve impartiality.

## Major Medical Institution Space Demand

- Attachment D states a large medical institution was looking to build a campus on a 5-12 acre property in Bellevue. It is impossible to find a contiguous piece of land that large, specially in Bellevue. They will have better luck in Redmond or Woodinville. Given the density of Wilburton it is not likely they will be able to find a parcel that large. Like any other business looking for a large parcels in dense urban area, one will have start by assembling diligently and consistently parcel by parcel with tenacity and generosity.
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Overlake Medical Pavilion on Overlake Hospital campus

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Sincerely,

John Darvish









OVERLAKE CLINICS

PRIMARY CARE

URGENT CARE



## Johnson, Thara

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**From:** Mohamed Bakr <mbakr@muslimcna.org>  
**Sent:** Wednesday, April 3, 2024 6:15 AM  
**To:** PlanningCommission  
**Subject:** Bellevue Planning Commission Request

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

Dear Commissioners,

Muslim Community Network Association, MCNA's community members and partners hold quality, affordable housing as a top priority for Bellevue and East King County. Your leadership is needed at this critical time not only to ensure Bellevue meets its affordable housing goals, but that it does so in ways that are aligned with its commitments to *equity and environmental stewardship*.

**Please do not allow residential building within 500 feet of freeways.** [Bellevue's April 2023 Air Quality and Land Use Planning report](#) included recommendations to apply broadly to Bellevue's policy and planning processes. The first recommendation outlined is to "*Apply an equity lens during all planning processes for land use adjacent to high-volume roadways. This centers environmental justice and redresses the cumulative health impacts to people of color, low-income communities, and other historically underrepresented groups (e.g., who would benefit most from increasing residential capacity (sic) across the city, and who could potentially be harmed).*"

With the established health risks well documented in Bellevue's report, we ask Bellevue to take into account those risks and the disproportionate impact on populations who experience health and housing disparities.

There have been some suggestions about mitigation for the air quality problems near freeways, but the effectiveness of the possible strategies are *unproven*. They're also *costly* to implement and maintain in the long term. This isn't the way to establish quality, healthy affordable housing. *All Bellevue community members deserve healthy housing no matter where they live in the city.* Please don't gamble with people's health. Prohibit residential building within 500 feet of high volume roadways; leave those areas to commercial building and focus on the design challenge at hand to build housing away from freeways. It's entirely feasible; Bellevue has the expertise needed to design for healthy *and* affordable housing.

**Include mandatory inclusionary zoning in the Comprehensive Plan Update.** It's important for the plan to provide clear, strong guidance when there is an upzone. These requirements are necessary to ensure homes for our low to moderate wage earners and to create the inclusive community Bellevue strives for.

**Identify additional funding for affordable housing in the Comp Plan Update.** Given that thousands of affordable housing units are needed in Bellevue, with the majority at 50% AMI or below, lack of adequate funding is a critical barrier. Bellevue should take the opportunity to identify local sources of funding which can make it possible for new developments to be competitive in applying for

additional state and federal resources. Please set Bellevue up for success to reach its affordable housing goals.

**We support staff's recommendation to eliminate minimum parking requirements in Wilburton.**

With the Wilburton light rail station and the high cost of owning multiple cars per household, it's important to plan for the amount of parking that will actually be needed rather than decreasing opportunities for more affordable housing units. More unnecessary parking means more expensive housing. Let's go forward in Bellevue instead of backward.

**Allow more density in mixed use centers to include affordable and middle housing.** As shared in the Preferred Alternative, this will give Bellevue the means to reach the middle housing requirements issued by WA State.

Bellevue and other cities are far behind when it comes to the amount of affordable housing needed. Bold plans are needed to change the course. The solutions above reflect the needs and hopes of people who are at risk of displacement, and many who have never been able to afford to live in Bellevue despite working here as teachers, social workers, city government staff, healthcare providers, restaurant and hotel workers, and many others.

Thank you for centering alternatives and policies that support housing affordability at a range of income levels. We believe the Preferred Alternative provides for the future that Bellevue envisions.

Salam (Peace)  
Mohamed Bakr  
MCNA Executive Director

MCNA advocates for equity through advocacy, civic engagement, and education, empowering the Muslim community in Bellevue and the Eastside. MCNA is committed to fostering unity and understanding, upholding the rights and dignity of all.

## Johnson, Thara

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**From:** phyllisjwhite@comcast.net  
**Sent:** Wednesday, April 3, 2024 4:15 AM  
**To:** PlanningCommission  
**Subject:** Public Comment for the Tree LUCA and the Wilburton Comprehensive Plan  
**Attachments:** Public Comment for 4-3-2024.docx; Public Comment for 4-3-2024.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 Barghava, Vice-Chair Goepple, and Commissioners Cuellar-Calad, Ferris, Khanloo, Lu, and Villaveces,

Please find attached my public comment for today's meeting.

Best regards,

Phyllis White  
Wilburton Resident

## **Please include me as a party of record.**

My name is Phyllis White. I am a resident of the Wilburton BelRed subarea. Thank you for the opportunity to comment on the City of Bellevue's Wilburton Vision Implementation Comprehensive Plan Amendments.

The natural environment in our Wilburton subarea plays a crucial role in providing a profound sense of well-being. Wilburton residents are dedicated to protecting, restoring, and enhancing the livability of Wilburton, including the Kelsey Creek Watershed Basin system, and all of its other basin streams such as Goff stream, sub-tributaries, and wetlands flowing throughout our Wilburton neighborhood where 90% of its impervious surfaces are on private land. King County's DRNP Water Quality Index rated Kelsey Creek at NE 8<sup>th</sup> with a "Moderate" score and its Oxygen levels, a "Poor" rating score.

As a resident of Wilburton, I am writing for your consideration to support our request to preserve one of the few remaining residential areas in our city where riparian corridors are preserved and fostered in our Wilburton neighborhood when addressing future development in our residential subarea.

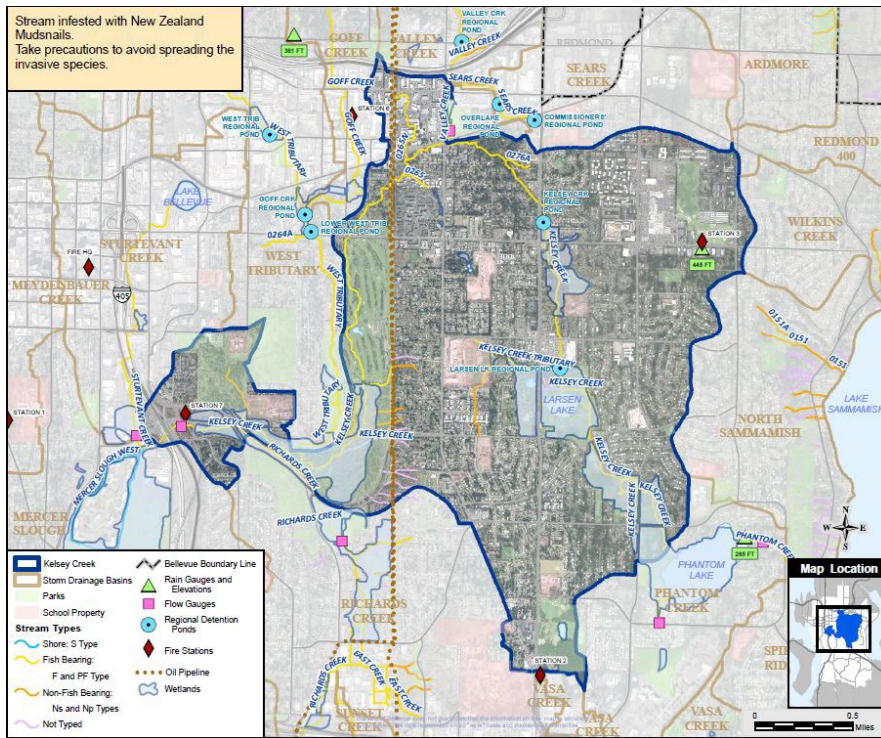
This also falls in line with the Transit-Oriented Development (TOD) Vision in support of open space and natural systems, and to continue to foster the Comprehensive Plan's Natural Determinants policies:

- S-WI-16 Protect and enhance streams, drainage ways, and wetlands in the Kelsey Creek Basin
- S-WI-17 Prevent development from intruding into the floodplain of Kelsey Creek and the Goff Creek.

I am also advocating for the implementation of further measures to ensure the preservation and restoration of the ecological integrity of Wilburton's riparian areas and its surrounding wildlife habitat. 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 all living near a source of water and century old trees. Therefore, I am also advocating for the implementation of further measures to protect the preservation, restoration and integrity of the ecological system surrounding Wilburton's streams, marshlands, the trees, plant life, and wildlife habitat.

Regarding the proposed LUCA for tree canopy protection, I am happy to see the recommended 40% tree canopy protection. I recommend additional steps to preserve tree canopies by defining and protecting "significant trees" and "landmark trees" and offering procedures for inspections and also penalties for noncompliance.





Kelsey Creek Drainage Details (City of Bellevue)

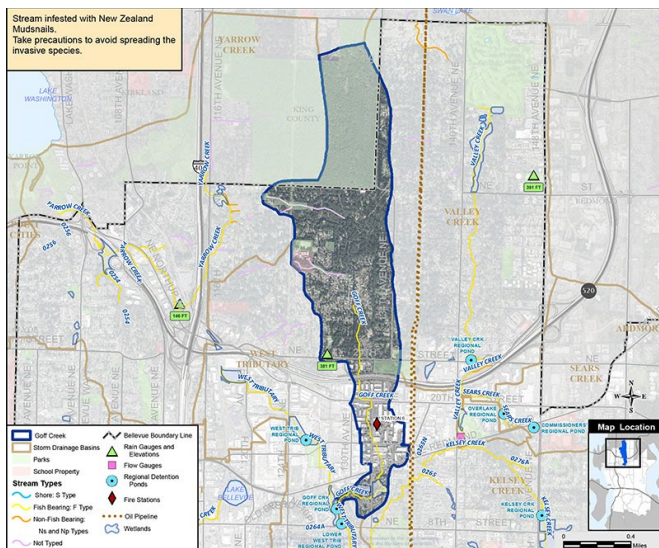
## Salmon Present in the Basin

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

\* Listed Federal Endangered Species

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

**Kelsey Creek Basin Drainage Details – City of Bellevue. City of Bellevue (1), the Goff Creek Basin Fact Sheet, and the Kelsey Creek Basin Fact Sheet. (reference)**







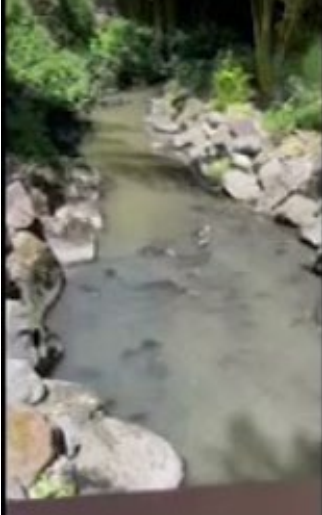



GOFF Creek – (City of Bellevue)



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

**Here are a few photos of wildlife and landmark trees in our cul-de-sac and neighboring streets. The majority of the trees in our subarea are significant and landmark trees.**

 <p><b>Red-tailed Hawk on neighbor's roof in Wilburton</b></p>	 <p><b>Another Hawk on neighbor's Tree.</b></p>	 <p><b>Great Blue Heron, a Priority Species.</b></p>	 <p><b>Bobcat on Neighbor's Fence</b></p>
 <p><b>A Bald Eagle flying over neighbor's roof.</b></p>	 <p><b>Kelsey Creek on our street yesterday. Chinook (endangered species), Coho, and Sockeye salmon spawn in Kelsey Creek.</b></p>	 <p><b>Kelsey Creek in our neighbor's yard was unusually dirty last summer.</b></p>	 <p><b>Marsh land under a bridge in a neighboring street on 132<sup>nd</sup>.</b></p>
<p><b>These are areas designated for R-Suburban, with single-family, duplexes, and cottage housing. Areas with marshland and streams surrounded by century old tree canopies should remain low density housing and with less impervious surfaces.</b></p>			

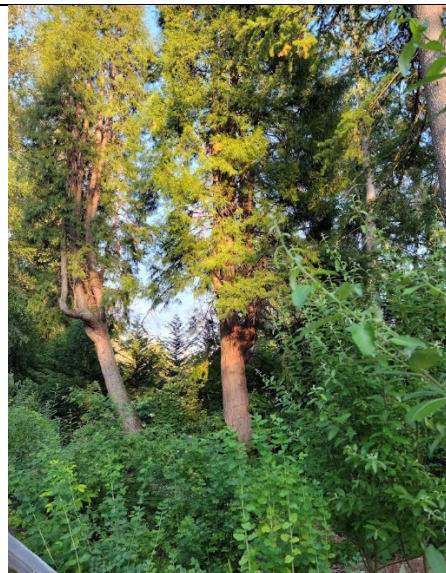




**Tall Firs in Wilburton across of Bel-Red. Homes surrounded by landmark trees.**



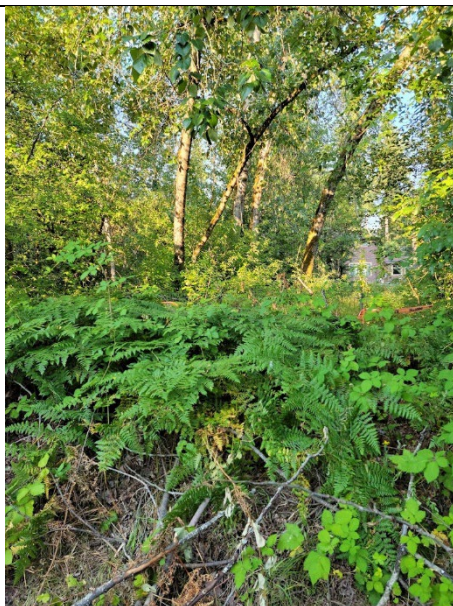
**Goff Creek on 132<sup>nd</sup> where Cutthroat Trout live.**



**A backyard of a Wilburton home.**



**Another back yard of a Wilburton home.**



**Wilburton home (behind the trees) surrounded by marshland.**



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

**Young trees cannot make up for the tall trees providing cooler temperatures and shade for wildlife and streams.**

[https://bellevuewa.gov/sites/default/files/media/pdf\\_document/2022/Kelsey\\_AR\\_Executive\\_Summary.pdf](https://bellevuewa.gov/sites/default/files/media/pdf_document/2022/Kelsey_AR_Executive_Summary.pdf)

"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 that Limit the Health of the Greater Kelsey Creek Watershed**

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.***
5. **Take proactive measures to minimize costs:** 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.

Thank you for considering my input,

Phyllis White

Wilburton Resident

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

## Johnson, Thara

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**From:** Christina Huang <christinahuangji@gmail.com>  
**Sent:** Wednesday, April 3, 2024 12:46 AM  
**To:** PlanningCommission

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

Hi Planning Commission,

I'm Christina, I'm 23, and I live in downtown Bellevue.

Here are some asks that I'd like for you to consider for the good of our city.

Please do not allow residential building within 500 feet of freeways.

I support staff's recommendation to eliminate minimum parking requirements in Wilburton.

And the last one, please I'm BEGGING for this one!!!

Allow more density in mixed use centers to include affordable and middle housing.

Thank you,  
Christina

--

Warmly,  
Christina Huang



## Johnson, Thara

---

**From:** Jared Sager <jaredscottsager@gmail.com>  
**Sent:** Tuesday, April 2, 2024 10:29 PM  
**To:** PlanningCommission  
**Subject:** Wilburton land use 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!

I am a Bellevue resident, and it was brought to my attention that there is meeting tomorrow to discuss land use in Wilburton as well as housing components of the comprehensive plan.

So I am emailing to share my thoughts about the direction I would like to see the city take.

I am very excited to see our city create more mixed use, dense housing that is affordable and accessible by multimodal transportation.

I have heard some discussion about minimum parking requirements for Wilburton where the city may be on the hook to build and maintain parking infrastructure in the city for cars, and personally this doesn't make much sense. While cars will always be a piece of the transportation network, placing this minimum requirement is setting the city up to be locked into subsidising car dependency for many years down the line.

If we are committed to a sustainable city, then space and resources should be dedicated to making sure there is support for dense, economical, eco-friendly, and space efficient transportation options are robust enough to handle the expected growth.

Thank you,  
Jared

## Johnson, Thara

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**From:** Kian <kiandbradley@gmail.com>  
**Sent:** Tuesday, April 2, 2024 9:24 PM  
**To:** PlanningCommission  
**Cc:** Council  
**Subject:** Don't allow homes next to freeways :(

**[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 (cc Council),

The current Comprehensive Plan proposal puts residential buildings right next to i-405. The plan shows the health risks by doing this- we should avoid it! Combustion engine emissions reduce life expectancy, so it doesn't make sense to put high-rise residential buildings next to freeways.

Also, please move forward with staff's recommendation to eliminate parking minimums in Wilburton. This area has abundant alternatives to driving (via the RapidRide, light rail, normal buses, Eastrail and soon Bike Bellevue's Wilburton route.) We should just let the market decide how much parking is needed. It'll still be built, but at a small, appropriate amount.

Finally, please allow more density in mixed-use centers. Small, neighborhood mixed-use centers like the Lake Hills commercial center make a lot of sense for this- if you allow more apartments within walking distance, you'll create housing that allows people to achieve most of their daily needs without driving, which contributes to a better sense of community and reduces the need for parking.

Thanks,  
Kian Bradley

**Johnson, Thara**

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**From:** Lara <laragarbage@gmail.com>  
**Sent:** Tuesday, April 2, 2024 6:28 PM  
**To:** PlanningCommission  
**Cc:** Malakoutian, Mo  
**Subject:** Wilburton future land use

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

Hello,

I am writing with several thoughts about future land use in Wilburton and the Comprehensive Plan update.



I need you to understand that mandatory parking minimums are directly related to how much housing we can accommodate and how affordable it will be.

Wilburton will be a trail and transit oriented development where new residents will be able to live car-free or car-light easily and comfortably. We are experiencing a housing and affordability crisis. It is so important that we take bold action NOW to take full advantage of the opportunity that redevelopment in places like Wilburton and BelRed present to address these critical problems.

The status quo is producing this crisis. To shift the status quo, we must make changes to how we are doing things. Parking reform is an easy way to see improvements with little to no negative impacts. Future-focused, progressive cities nationally are recognizing this and the results are paying dividends. A

growing Bellevue can learn from them and follow their lead!

Please look at this short Sightline article - [Unlock Middle Housing With Parking Reform](#)

See a map and details about the many American cities that are introducing parking reform - [The Parking Reform Network](#)

For a deep dive into how guidance for parking minimums is based on flimsy, made up rationale, check out [Parking Laws Are Strangling America](#) (30 min entertaining video)

And for even more, check out this resource-packed article from [Strong Towns](#)

My specific asks are the following:

- **Please follow staff's recommendation to eliminate minimum parking requirements in Wilburton**
- **Please do not allow residential buildings within 500 feet of highways**
- **Please allow more density in mixed use centers to include affordable and middle housing**
- **Please identify additional funding for affordable housing in the Comp Plan**
- **Please include mandatory inclusionary zoning in the Comp Plan**

Thank you,  
Lara Gardner, Lake Hills

## Johnson, Thara

---

**From:** Barb Braun <bbraun@live.com>  
**Sent:** Tuesday, April 2, 2024 2:51 PM  
**To:** PlanningCommission; Johnson, Thara; Gallant, Kristina  
**Cc:** Barb Braun  
**Subject:** Planning Commission Comments - 04022024  
**Attachments:** PC Comments 04022024.pdf

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

## Planning Commission Comments

April 2, 2024

Good Evening Commissioners,

Thank you for the opportunity to speak. My name is Barbara Braun. I am here tonight to follow up on the Wilburton and Tree Code topics from last week.

### Wilburton Parking Policy

There was a lot of discussion last week about parking. I believe the Planning Staff are correct and the Commission should support “no parking minimums.” If you look at Wilburton today, it’s a giant parking lot. There already are several parking garages, for example Best Buy, REI, and PCC complexes, and there are many very large parking lots. I encourage you to look for yourself. These could become pay lots in the future.

Wilburton is small. The majority will be within ¼ mile of public transit. There is ample parking nearby at South Bellevue Station Park & Ride and the Wilburton Park & Ride.

We will never reach our TOD vision for Wilburton if we continue to dedicate too much space to parking. If you disagree with the staff analysis, I suggest you study this in depth before making any decisions, so we are not doomed to over-investing in parking for years to come.

I agree that if additional parking is absolutely necessary, it should be provided on the periphery, say in the Spring District and it should be under grounded. Special parking provisions could be made for accessible parking or transport to the interior of the area.

### Trees

There was a discussion to exempt BelRed and Wilburton from the tree canopy goals. I strongly disagree. Without tree canopy, these areas will be overly paved heat islands that are too hot in the summertime.

Someone suggested we require street trees. A well proven policy is to require all new or re development to install sidewalks and street trees. This can and should apply to both commercial and residential projects. Such a policy should be adopted for the entire city.

Someone suggested increasing the definition of a significant tree from 6 inches to 8 inches. I strongly disagree. Bellevue residents have been very vocal in their alarm with the number and rate of large tree destruction. Ecosystem services are provided by large trees not small ones. We need to retain our more mature trees.



## Planning Commission Comments

April 2, 2024

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Someone suggested increasing the definition of a significant tree from 6 inches to 8 inches. I strongly disagree. Bellevue residents have been very vocal in their alarm with the number and rate of large tree destruction. Ecosystem services are provided by large trees not small ones. We need to retain our more mature trees.

I urge the Planning Commission to not be lulled into thinking we have reached our tree canopy goal. The recent canopy survey is based on 2021 data which is prior to recent large scale tree removal along the highways, along the PSE corridor, in Coal Creek, in Mercer Slough, etc. The remaining canopy we have needs to be retained.

On a final note, I would like to take a minute to congratulate you on the appointment of Jonny Lu to the Commission. Jonny is a well-educated, well-informed Bellevue resident who is excited to take a leadership role in shaping our city’s future. He understands the diverse set of priorities and issues we face, brings unique expertise to the table, and will bring a balanced perspective to the Commission. His appointment is a great addition. Congratulations.

Thank you,  
Barb Braun

13609 SE 43rd Place

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Thank you,  
Barb Braun  
13609 SE 43rd Place

## Johnson, Thara

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**From:** Brady Nordstrom <brady@futurewise.org>  
**Sent:** Tuesday, April 2, 2024 12:23 PM  
**To:** PlanningCommission  
**Cc:** Malakoutian, Mo  
**Subject:** EHR Comment for Planning Commission on 4/3  
**Attachments:** EHR\_PC\_HousingComment\_4-3-2024\_final.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 Planning Commission,

I'm reaching out on behalf of the **Eastside Housing Roundtable**. The [Eastside Housing Roundtable](#) ("EHR") is a broad coalition comprised of local employers, non-profits, business organizations, housing advocates, and private and non-profit housing developers that unite to support the creation of more affordable housing and diverse housing types at all income levels on the Eastside as a shared response to rapid growth.

**Please see our full housing-related comment in the attached letter for the April 3<sup>rd</sup> Bellevue Planning Commission meeting.** We support the **CPPU Preferred Alternative** generally, and the staff proposal for the Wilburton TOD Area Future Land Use Map specifically. We believe that these reflect the best approach to continue Bellevue's legacy of well-managed growth that prioritizes a high quality of life and community.

Thank you,  
Eastside Housing Roundtable

--

via Brady Nordstrom  
Eastside Program Coordinator  
Futurewise  
Cell: 253.886.2099  
816 Second Avenue, Suite 200 , Seattle, WA 98104-1530  
[futurewise.org](http://futurewise.org)

April 3, 2024  
450 110<sup>th</sup> Ave. NE  
Bellevue, WA 98004



**Re: Comment on Housing within Bellevue's Comprehensive Plan Update**

Dear Bellevue Planning Commission:

The Eastside Housing Roundtable ("EHR") is a broad coalition comprised of employers, non-profits, business organizations, housing advocates, and private and non-profit housing developers. We unite to support the creation of more affordable housing and diverse housing types at all income levels on the Eastside as a shared response to rapid growth. You can see our full members and mission statement [here](#). **We are writing to share our comment on housing within Bellevue's once-in-a-decade Periodic Comprehensive Plan Update.**

The Bellevue 2044 Comprehensive Plan update represents a uniquely valuable opportunity to make Bellevue a more affordable, accessible, and opportunity-rich place for decades to come. **We support the Preferred Alternative generally, and the staff proposal for the Wilburton TOD Area Future Land Use Map specifically, as they reflect the best approach to continue Bellevue's legacy of well-managed growth that prioritizes a high quality of life and community.**

**Thank you for recommending bold density and residential capacity** from the Preferred Alternative in the final plan. **Density and capacity will provide the flexibility that Bellevue needs as it grows.** This flexibility is what Bellevue doesn't have now; by providing it we can best address affordability and allow homes to go where they are needed most. Thoughtful density is supported by most Bellevue residents. Over 50% of Bellevue residents continue to support dense development in our **transit corridors** and **near I-405**.

When considering the proposed residential capacity in the Preferred Alternative, **"capacity" is not equivalent to the "development" we'll see over the next 20 years.** The conservative approach used in the EIS studied the worst-case scenario impacts, not the most likely impacts over the 20-year planning timeframe. Actual development will be much less. Due to the currently unfavorable economic conditions, there isn't enough financing for most development right now. Also, this is the growth strategy for the next 20 years. Realistically, change will happen incrementally over a long period of time.

When considering anticipated traffic congestion, **the EIS studied the worst-case scenario traffic impacts. Actual traffic impacts will not be at the same level.** The city already has complementary plans in motion to mitigate traffic, like the [Capital Investment Program Plan](#). Additionally, the city requires concurrency. Concurrency makes sure that infrastructure and development don't outpace each other. This is another check on traffic congestion. **We can further mitigate traffic impacts by putting more housing capacity near jobs and transit, as recommended in the Preferred Alternative.** Bellevue is a major job center. According to the [2022 Bellevue Housing Needs Assessment](#), around 89% of people employed in Bellevue live outside the city and commute in. This "job-housing imbalance" contributes to the traffic we experience, which was at 2.4 jobs to

every housing unit [in 2018](#). **The Preferred Alternative is the best growth alternative to improve the job-housing imbalance in Bellevue** by recommending proportional growth at 1.2 additional jobs for every 1 housing unit. The other alternatives recommend growth between 2.1 and 3.0 additional jobs for every 1 housing unit. Moreover, most of the housing growth in the Preferred Alternative is planned near light rail. This will further mitigate traffic impacts because less people will need to drive to get to work in the first place.

Some residents have expressed concerns about the degree of changes to low-density residential neighborhoods. **This middle housing capacity is a requirement of new state laws; it was only studied in the Preferred Alternative and is therefore not reflected in other alternatives.** For example, low density residential capacity represents only 15.4% of housing growth in Alternative 3, while it represents 47.5% of housing growth in the Preferred Alternative after the HB 1110 and HB 1337 requirements were added. *This specific increase in housing capacity is not optional.* **We should remember that middle housing development relies mostly on individual property owners to redevelop, which is not scalable.** As we've seen from other cities that have allowed middle housing, most of the capacity won't come to fruition. Also, **Bellevue can displace development pressure from lower-density neighborhood by allowing more density in mixed-use centers**, as proposed in the Preferred Alternative.

**Thank you for supporting mixed-use development, especially near transit.** Mixed-use areas can help our neighborhoods feel more complete, walkable, and convenient. Most Bellevue residents want goods and services closer to where they live.

Finally—and emphatically— **we thank you for centering alternatives and policies that support housing affordability at a range of income levels.** *Housing affordability represents a significant challenge for many of Bellevue's residents and workers, as reflected in the City's own robust Comprehensive Plan outreach and community engagement efforts.* We support solutions that balance deeper affordability without discouraging overall development. The acceptability of a policy comes down to how the calibrations optimize the most affordability and the most housing production.

Sincerely,  
Eastside Housing Roundtable Steering Committee



**Joe Fain**, co-chair  
Bellevue Chamber of Commerce



**Patience Malaba**, co-chair  
Housing Development Consortium

**Meghan Altimore**, Hopelink  
**Chris Buchanan**, Bellwether Housing  
**Abigail DeWeese**, Hillis Clark Martin & Peterson  
**Pearl Leung**, Amazon  
**Amy Liu**, Microsoft

## Johnson, Thara

---

**From:** John Darvish <jdarvish@holistique.com>  
**Sent:** Tuesday, April 2, 2024 11:31 AM  
**To:** PlanningCommission  
**Subject:** Email addresses

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

Good morning Thara,

Hope all is well. Can you please share with me the email addresses for the newest Planning Commission members: Commissioners Lu, and Villaveces ?

Thank you in advance,

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](http://holistique.com) Email: [jdarvish@holistique.com](mailto:jdarvish@holistique.com)

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The information is intended for the individual named above or a legal guardian. If you are not the intended recipient, any disclosure, copying, distribution, or use of the contents of this e-mail is prohibited. Please notify the sender by reply e-mail, and then destroy all copies of the message and any attachments. Please see our Notice of Privacy Practices at [www.holistiquehealth.com](http://www.holistiquehealth.com)

## Johnson, Thara

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**From:** Sander Valstar <sandervalstar@gmail.com>  
**Sent:** Sunday, March 31, 2024 4:13 PM  
**To:** PlanningCommission  
**Subject:** Regarding eliminating minimum parking requirements for Wilburton Subarea

**[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,

It was brought to my attention that several members of the commission are pushing back against staff recommendations to eliminate minimum parking requirements in the new Wilburton Subarea. I am emailing you in support of staff and am urging you to listen to their recommendations to eliminate parking minimums in this area. In the near future the Wilburton Subarea will be excellently connected by East-Link light rail and the East-Rail and Grand Connection bike paths. Developers and businesses should be given the freedom to decide on the appropriate amount of parking for this situation by themselves instead of being forced to work with a minimum mandated by the city. Please note that eliminating parking minimums does **not** mean "no parking" or "very little parking", it means "the right amount of parking for the situation" as determined by the developer.

Downsides of minimum parking mandates include the following:

1. They lead to ugly massive parking lots and garages that sit half empty
2. They reduce the housing capacity that can be added. Because space that could have been used for housing, now sits empty as unnecessary parking spaces.
3. They put businesses further apart than necessary, making walking and cycling impractical.
4. They increase the cost of development. This cost will be passed on to the businesses, which will reduce the viability of small local businesses.
5. They restrict the freedom of developers to build what creates the most value for the local situation.

If anything, I'd suggest you add parking maximums to prevent developers from creating massive parking lots that negatively impact the walkability of the general area. Let's make the Wilburton Subarea a place that is not only convenient to walk, ride, drive and take transit to, but is also inviting to walk around in.

Best,

Sander Valstar

Lives in Newport Hills, Bellevue and is looking forward to riding a bike to Wilburton on East-Rail.

**Johnson, Thara**

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**From:** Kian <kiandbradley@gmail.com>  
**Sent:** Friday, March 29, 2024 12:57 PM  
**To:** PlanningCommission  
**Cc:** Council  
**Subject:** Parking requirements in Wilburton neighborhood

**[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 (cc Bellevue City Council),

Please reconsider the onerous parking requirements that the Planning Commission is considering mandating for the Wilburton area. This area has abundant access to public transit and trails, is within walking distance of Downtown Bellevue and multiple grocery stores, and is on the route of the upcoming Bike Bellevue corridor.

Parking requirements add millions of dollars to projects- developers will need to build parking garages to accommodate the proposed requirements, which can cost \$50,000 per space or more. This cost is then passed on to renters and prospective homeowners in the form of increased housing costs.

I encourage you to take a look at the current academic research around parking requirements- <https://www.planetizen.com/features/113459-perils-central-planning-parking>. Abundant parking leads to increased driving, which leads to increased demand for parking, in a vicious cycle.

Consider allowing builders to decide how much parking is needed. Parking will still be built, but we should allow the market to decide the appropriate amount.

Thanks,  
Kian Bradley



## Johnson, Thara

---

**From:** Nick Ton <nichkt@gmail.com>  
**Sent:** Friday, March 29, 2024 12:38 PM  
**To:** PlanningCommission; Malakoutian, Mo; Robinson, Lynne  
**Subject:** Disappointment

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

That's the word I have in my mind after the last Bellevue Planning Commission meeting where the Wilburton Subarea plan was reviewed.

The lack of self-awareness among the commission board members is astounding. Who are we planning this city for? How have we forgotten the vision of a "City in a park" in favor of a "City in a parking lot"? How can our commissioners not see that their attitudes are why young people aren't moving here and why those here are actively planning to move away?

We should not be planning the city for people who still mourn for the old downtown dairy queen. We should be planning for future needs and future wants rather than to try to bring back nostalgia from a time far gone.

To hear multiple commissioners passionately fight back against staff recommendation to eliminate parking requirements was disheartening. These regressives do not and should not represent our city. They should ask, why don't any staff below the age of 40 live in the city? They don't ask because they know the answer is themselves and their attitudes.

We are upgrading public transit. We've built light rail. We have a transit center, and we keep talking about making more pedestrian infrastructure. I see and applaud the efforts that city staff are making to try to create a city we all want to live in. I am disappointed that the people who represent the planning function in our city are trying to create a city that anyone would only want to drive through.

--

Nicholas Ton  
602-550-8243  
[Nichkt@gmail.com](mailto:Nichkt@gmail.com)

## Johnson, Thara

---

**From:** Bill Finkbeiner <billfinkbeiner@msn.com>  
**Sent:** Friday, March 29, 2024 9:35 AM  
**To:** PlanningCommission  
**Subject:** written comments for 4/3 commission meeting  
**Attachments:** Wright Runstead Wilburton Rezone Comments 3-27.pdf; Wilburton Rezone Comments 3-27.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 Thara. If you could please the attachments in the written communication to the planning commission meeting for April 3 (no need to include the text of this email in written communication : )

Thank you for the work you do.

Bill

To: Planning Commission

We, the undersigned, urge you to agree with the planning department staff recommended changes shown in the Future Land Use Map for areas 1 and 2 on the attached map for “highrise mixed use” designations. These areas are both within the quarter mile walkshed of light rail stations, within a block of the Eastrail, adjacent to the only Rapid Ride Bus line on the Eastside of Lake Washington (running on NE 8<sup>th</sup>), within a quarter mile of the terminus of the Grand Connection and have easy access to I-405. The billions of dollars of multimodal investment these facilities represent were made with the intent of creating an urban area with high densities and a variety of future development.

### **“Mixed Use” Provides a Flexible Framework to Deliver Housing**

The clear current focus, of both the market, and the city of Bellevue, is increased housing, and the “mixed use” FLUM designation allows for residential development. Incentives can also be included in the upcoming Land Use Code Amendments (LUCA) which further prioritize housing above other uses. The combination of incentives and market demand will tip the scales of future development towards multifamily and ensures that this area helps the city meet its housing goals and depress housing costs by increasing supply. The flexibility allowed with the “mixed use” designation also ensures the opportunity for the community to respond to future market conditions and changing city priorities over the 20-year lifespan of the proposed Comprehensive Plan and zoning changes. The mixed use designation will also allow continuation of existing retail and business uses allowing them to continue to operate during the time before redevelopment. When redevelopment does occur, the “mixed-use” designation is essential to the long-planned vision of this dynamic, sustainable, urban neighborhood of the future. “Live, Work, Play” is a recurring theme for the future of this area and the “mixed-use” designation is best suited to achieve that vision.

### **“Highrise” Density is Appropriate**

A Highrise designation also sets the stage for the future zoning that is the appropriate density for proximity to transit and planned bike/pedestrian improvements including the ‘complete street’ along 120<sup>th</sup> (with bike lanes and separated sidewalks). Appropriate modulation requirements like floorplate limits and flexible step backs from major arterials could be incorporated into future zoning and land use code to ensure that this density is achieved in a manner that respects zone transitions and is aesthetically pleasing. Furthermore, the natural topography of the area minimizes any impact on single-family neighborhood views. Finally, the Highrise designation and associated future zoning would enable the density to be accommodated in towers with a smaller ground space footprint, allowing for the public spaces and green areas that the city desires proximate to Eastrail.

We appreciate the work that you do and the dedication you have shown towards making this city a better place for current and future residents. We believe that by following the staff recommendation for these areas you will be achieving your ultimate goal of producing more housing in Wilburton, and following the vision laid out by the Council and the Wilburton CAC meant to create this great future neighborhood.

Sincerely,

Doug Exworthy  
TRF Pacific

Kendall Anderegg  
Mutual Materials

Campbell Mathewson  
Rack and Road

Neal Mulnick  
Max Capital LLC

TJ Woosley  
Brierwood Center

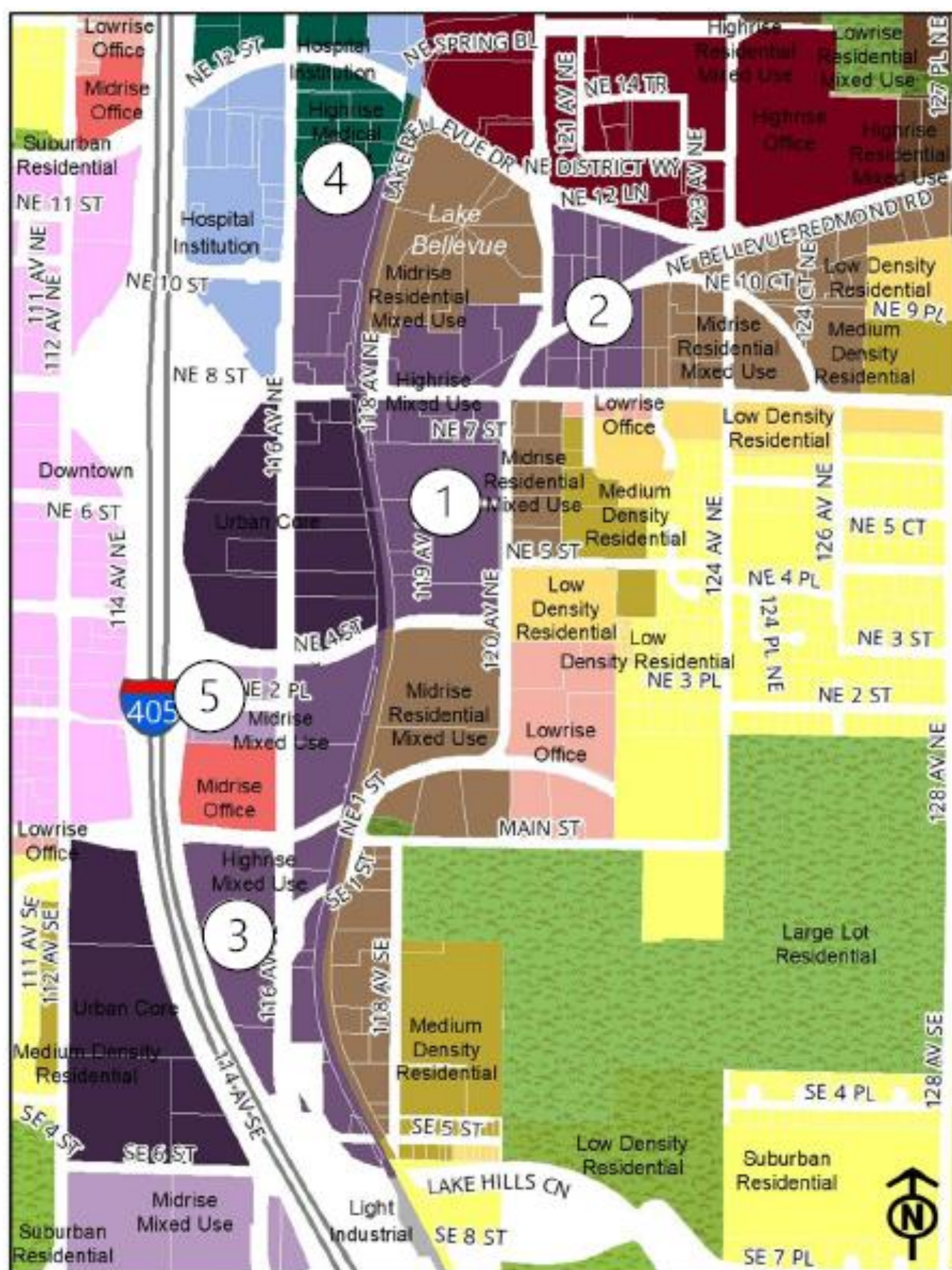
Bill Finkbeiner  
Finkbeiner Building

Jon Roskill  
Eragem Building

Kenny Dudunakis  
Brierwood Apartments

Bob Griffith  
The Pumphouse

Steve Kramer  
KG Investment  
Properties



March 27, 2024

Bellevue Planning Commission  
[planningcommission@bellevuewa.gov](mailto:planningcommission@bellevuewa.gov).

WILBURTON REZONE

Dear Commission Members:

When Wright Runstad & Company designed The Spring District, we strove to make a neighborhood that was vibrant, walkable, and leveraged light rail to create a true transit-oriented community. We are proud of the dynamic mix of office, retail and residential living that has been created.

We believe that the planning staff's recommendations for a Mixed-Use zone for the neighborhood to the south of us (shown on the attached map as areas 1 and 2) will build on the foundation laid by The Spring District and hope the Planning Commission concurs.

Thank you for your consideration and for the work you do for our community.

Sincerely,

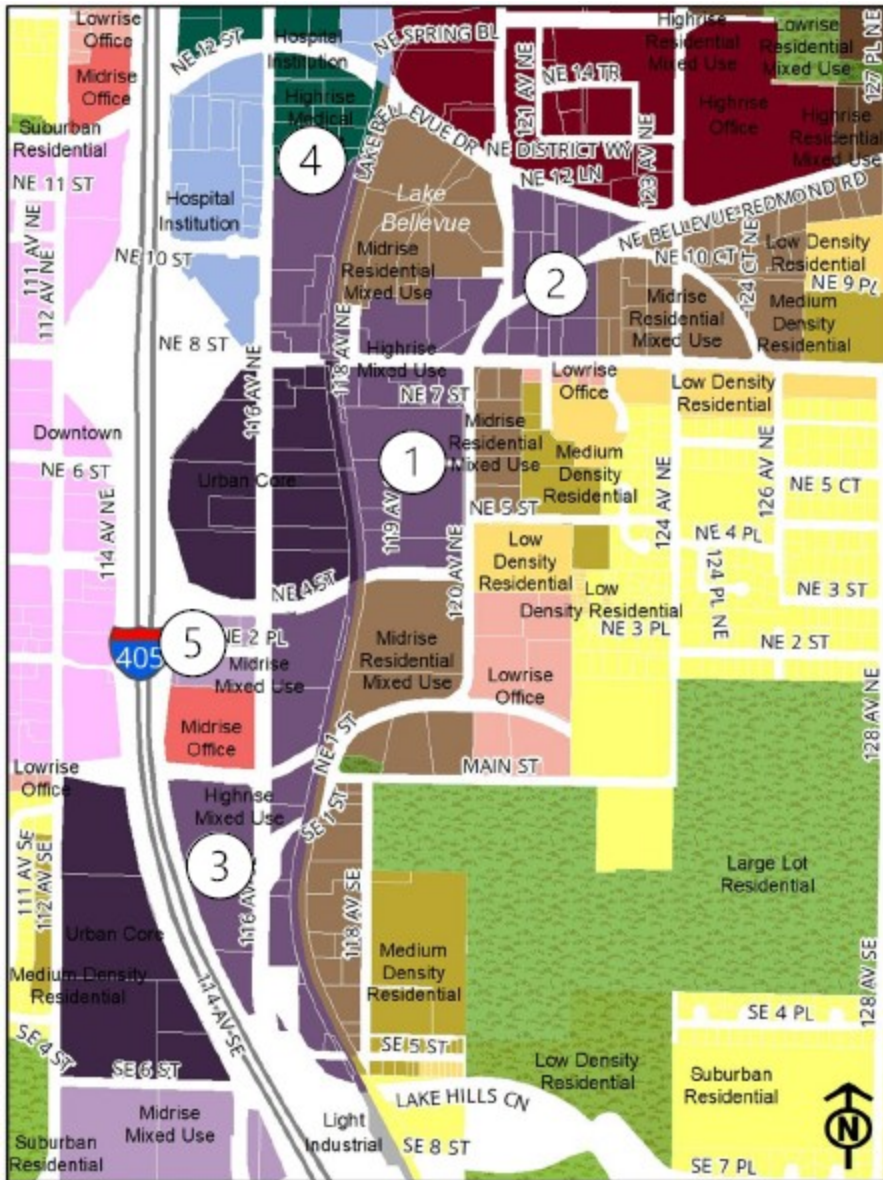


Andy Bench  
President

AB/jkh

Attachment





## Johnson, Thara

---

**From:** Julie Tzucker <jtzucker@gmail.com>  
**Sent:** Thursday, March 28, 2024 4:18 PM  
**To:** Council; PlanningCommission  
**Subject:** Protect Our Trees

**[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 and Council,  
I am a Bellevue resident. I missed the meeting yesterday, but I wanted to submit comment just in case you could still accept it.

I support the strongest, strictest possible tree code. We must stop letting people chop trees down simply because land has changed hands. We must have a strict permit policy that has stiff fines. I even support jail time in the worst cases. I do not support permits after the tree was cut down. That practice should stop.

Why keep the canopy at only 40%? 60-70% would be better. "Progress" is defined in many ways. Our environment must be our highest priority.

Thank you,

Julie Tzucker

## Johnson, Thara

---

**From:** leesgt@aol.com  
**Sent:** Thursday, March 28, 2024 3:06 PM  
**To:** PlanningCommission  
**Cc:** Council  
**Subject:** Planning Commission meeting - Tree Codes 3/27/2024

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I really appreciated the meeting last night on several levels.

I appreciate how you treat and have treated Alex last night and so many times before. He is hard to listen to and does not contribute to the agenda as expected. His language is often very offensive. But this is not a business team that we are a part of. We are a part of the living city which does not flow cleanly. Imagining back to the days of the forming of the U.S. Constitution, they had to create a document that encompasses all of us. Why was it that the first amendment so important that it include such crazy things like freedom of speech, freedom of the press, etc. before all of the colonies would agree to it? Because of your tolerance and three minutes of time, you allowed a person to express themselves in a way that released some of his internal issues and then responded to it in a logical manner for a couple of minutes and got to the important business at hand. I have watched this process occur in various situations in the past in both the City Council and the Planning Commission. The process that you used last night and the one at City Council on Monday night is the only type of response that has worked well and allowed for business as usual to occur. (On another note, on occasions I have noted that a thought is generated that leads to some further positive actions for others from what is said by the disruptor that actually makes sense during the tirade.) I admire your tolerance and controlled responses.

The two new committee additions both proved that they were worthy to be a part of the team. They contributed and spoke up after the first couple of times like they had been a part of the team for a long time. Of course, the whole committee performed their jobs with stellar efforts and insights for all the actions before them which means that the staff provided information that triggered got their juices flowing. Do to the length of the meeting (6:30-11:15) and the needs for direction recognized, they did the best job that could have been done. **Well done, all!!!**

My focus for the evening was the "Tree Code" LUCAs. In the past, I have seen the LUCAs presented in more concrete terms on the power points for other presentations. I assume that the Committee received those actual proposed LUCAs. (I did get to see those LUCAs before the meeting a week or two ago.) There still did not seem to be much definition of "Landmark Tree" beyond the physical dimension at BRH. What I may have missed in the LUCAs is a reference to the permit requirement LUCA and a reference to the penalties to be assigned for failure to comply. Without this or the understanding of that particular concern we are left with very little that can allow us to see whether this will be only a "pat on the hand" or a significant incentive to avoid the compliance with the "Tree Code" LUCAs. The credit side seems to be well done and clearly visible. (Given my experience in the Sherwood Forest Community Club and its constituents, the developers play hard ball and a little softball to get what they want in tree clearing.)

I certainly thought that the evening had some very good input and I could not have done as well as the Planning Committee did and with as much clarity. They certainly looked like a great team for the City.

Lee Sargent



425-641-7568  
16246 NE 24<sup>th</sup> ST  
Bellevue, WA 98008-2414

[trees4livability.org](http://trees4livability.org)