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## Parking Reform LUCA Review and Comment

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From Evan Lee <evnl.business@gmail.com>

Date Tue 1/13/2026 7:58 AM

To Council <Council@bellevuewa.gov>; PlanningCommission <PlanningCommission@bellevuewa.gov>

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

The assumptions of "low-density development and high automobile use" in the agenda should be relabeled to effects caused by **access to cheap and abundant land**.

The personal vehicle put unoccupied land that was previously too distant from business centers in reach of many over night. When land was cheap and construction was expensive, buying a bit more land to enable low-density development is a reasonable choice. The personal vehicle was your pick to the land gold rush. Naturally, automobile use rose along with the suburbs.

As time wore on, the availability of nearby uncontested land dwindled and land prices rose. Minimum parking mandates, which were once small amenities, are now large burdens. In the ideal world, I would love to eliminate minimum parking mandates altogether. The current numbers are far too high for most locations in Bellevue. I think minimum parking mandates should be used as a point of leverage (similar to FAR) so more developments are designed with quality ground floor amenities.



## January 14th Planning Commission Meeting - Bel-Red LUCA

From Charlie Bauman <charlie@gtcptl.com>  
Date Wed 1/14/2026 4:18 PM  
To PlanningCommission <PlanningCommission@bellevuewa.gov>

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

Dear Planning Commission,

On behalf of the Bel-Red Property Owners Group (BPOG), we would like to acknowledge and thank City staff for releasing the initial draft of the Bel-Red Land Use Code Amendment (LUCA).

We are encouraged to see this draft published, as it represents an important next step in the long-term effort to enable Bel-Red's transformation into Bellevue's next great neighborhood which will support thousands of new housing units, employment opportunities, and unparalleled access to regional light rail.

BPOG is just beginning its review of the draft code and looks forward to continued discussion and collaboration as the LUCA advances. That engagement will begin with a scheduled group meeting between BPOG and City staff on January 29, for which we thank staff for proactively coordinating and facilitating early dialogue.

We appreciate the City's ongoing efforts and look forward to working constructively with staff and the Planning Commission as the Bel-Red LUCA continues to evolve.

Sincerely,

**Bel-Red Property Owners Group**

c/o Charlie Bauman  
GT Capital  
[charlie@gtcptl.com](mailto:charlie@gtcptl.com)  
(425) 802-3352  
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## Prioritize Arts & Culture in the BelRed Arts District

From Sandy Vo <Sandy@belredarts.org>

Date Thu 1/15/2026 9:47 AM

To PlanningCommission <PlanningCommission@bellevuewa.gov>

Cc maria <maria@matchaagency.com>

You don't often get email from sandy@belredarts.org. [Learn why this is important](#)

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

Hello Planning Commissioners and City Staff,

My name is Sandy Vo and I am the Executive Director for the BelRed Arts District Community Alliance. On behalf of the organization and board of directors, we would like to share our enthusiasm for the City of Bellevue's BelRed Land Use Code Update process. We are deeply grateful for the dedication and thoughtful work of City staff and the Planning Commission, whose ongoing efforts have shaped the BelRed area since its designation as an "Arts Village" in the 2009 BelRed Land Use Code Update and BelRed Subarea Plan.

While significant strides have been made, we'd like to express how important it is to continue prioritizing and preserving arts and culture in our District's ecosystem. Arts and culture play a significant role in enhancing quality of life, fueling local economic vitality, and benefiting the broader community. In order to achieve these outcomes, we must ensure that the BelRed Arts District is sustainable. Together, we can do this by:

- 1. Ensuring that the proposed Arts Intensive Area provides affordable space for creation, community collaboration, performances, arts education, creative pursuits and more.
- 2. Attracting and supporting the growth of creative businesses/organizations and local artists through affordable live/work artist housing and retail spaces.
- 3. Prioritizing arts and cultural amenities within future developments that are publicly accessible, such as murals, public artworks, building and wall facades, and others to highlight and distinguish the area as a creative and artistic hub.
- 4. Building a connected environment that makes it easier for visitors, residents and workers to support businesses across all sectors.

We urge that you continue to prioritize the importance of encompassing arts, culture and creativity into the future of the BelRed Arts District and understand how central it is to the community, its economy and vibrancy of its built environment.

We hope you'll remain steadfast in the goal you set forth back in 2009: to identify and realize opportunities to integrate arts and cultural works and attraction into BelRed.

Thank you so much for listening.

**Sandy Vo | Executive Director**

BelRed Arts District Community Alliance

e: [sandy@belredarts.org](mailto:sandy@belredarts.org)[belredartsdistrict.org](http://belredartsdistrict.org)*Daylight Creativity in the BelRed Arts District - [Sign up for our newsletter!](#)*