

From: Avery Anderson <avery.k.anderson@gmail.com>
Sent: Monday, July 7, 2025 11:50 AM
To: PlanningCommission
Subject: LUCA Feedback

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Dear Planning Commission Members,

As a resident of Newport Hills and a parent of a student attending International School, I'm writing to express deep concern about the proposed HOMA LUCA and to strongly support the NHCC Board's request—alongside the Bellevue Chamber's PLUSH Committee—to pause and reassess the current proposal.

While I fully support the intent to increase affordable housing and revitalize our neighborhood centers, I believe the current LUCA falls short in several critical areas, particularly for our community in Newport Hills.

1. Displacement of Small Businesses and Loss of Local Access

Newport Hills Shopping Center is not just a commercial space—it's our hub for daily life. The proposal, as it stands, risks displacing longstanding small businesses that serve as vital community anchors. With limited public transportation options, residents would lose walkable access to groceries, gas, and restaurants. Coal Creek becomes the next viable option—miles away and inaccessible for many without a car, particularly seniors and youth.

2. Transportation and Traffic Strain

My son currently attends International School, a public choice school located across Bellevue. Due to the lack of bus service from Newport Hills, he relies on a city bus for his daily commute, which takes over an hour each way—despite the relatively short distance. The traffic bottlenecks coming off our hill add unnecessary hardship and demonstrate how our area's transportation infrastructure is already strained. Introducing greater density without adequate transit planning will only exacerbate these issues.

3. Lack of Targeted Outreach and Impact Analysis

There has been insufficient outreach to affected neighborhoods like ours, and many residents are unaware of the scope and implications of this LUCA. A citywide "one size fits all" approach ignores the very real geographic and infrastructure differences between mixed-use areas. Newport Hills deserves tailored planning that respects its unique character and needs.

4. Affordable Housing Goals Undermined by Fee-in-Lieu Option

If affordable housing is the cornerstone of HOMA, then allowing developers to pay a fee-in-lieu to build units offsite—potentially outside of Bellevue—undermines the goal entirely. This tradeoff weakens community integration and equity.

In short, I respectfully urge the Commission to **pause the HOMA LUCA** and engage in deeper, neighborhood-specific planning that prioritizes infrastructure, community input, and meaningful affordability.

Thank you for your time and for considering the voices of Newport Hills residents who care deeply about thoughtful growth that uplifts rather than displaces.

Nesse, Katherine

From: Mariya Frost <mariya.frost@kemperdc.com>
Sent: Tuesday, July 8, 2025 12:29 PM
To: PlanningCommission
Cc: Nesse, Katherine; Malakoutian, Mo
Subject: KDC Written Comment - Downtown Subarea Plan

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Chair Goepppele and Commissioners,

Please accept this email as Kemper Development's written comment in advance of your public hearing regarding the Downtown Subarea Plan. As you prepare for the public hearing, we have two points of support and appreciation, and one small suggested change for clarity.

- **Narrative:** We submitted comments at the last meeting regarding outdated narrative language pertaining to the Bellevue Collection history and footprint in downtown. We are grateful to staff for being responsive to your direction and collaborating with KDC to include many of the suggested changes we requested pertaining to our properties. We support the new revisions and urge you to accept the updated draft narrative.
- **Policy:** We also appreciate the staff change to S-DT-23 pertaining to access to commercial space. We agree with the Commission's comment that language should be avoided that could lead to requirements for developers to subsidize commercial space for small businesses through development. The staff recommendation attempts to balance public feedback, Commission comments, and Council direction.
- **Request for Clarity in Maps:** We do have one suggested adjustment to the map showing downtown parks and open space network (S-DT-5). The single color scheme (green) makes it difficult for someone unfamiliar with downtown to know which are open spaces or parks. For example, the green markings in the middle of Bellevue Square and Bellevue Place suggest there may be parks in the middle of those spaces. However, those areas are Fountain Court (Bellevue Square) and the Wintergarden/Hyatt driveway (Bellevue Place). We would ask that, for clarity, you consider asking staff to use a separate color for open spaces to avoid this confusion.

Thank you and staff again for your consideration.

Sincerely,

Mariya Frost
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Nesse, Katherine

From: PlanningCommission
Sent: Wednesday, July 9, 2025 1:22 PM
To: Nicole Myers
Subject: RE: Maps questions for Downtown CPA on tomorrow's agenda at PC

Nicole,

Thank you for the questions. I have tried to separate them out and provide answers to each of them.

- 1) The staff report with the maps attached was part of the Public Hearing notice. As you note, the maps were revised to correct typos and some symbology on the maps and attached to the agenda memo for July 9 as Attachment B.
- 2) The through-block connections in Figure 20.25A.160.D.1 in [LUC 20.25.A.160](#) are conceptually where through-block connections are desired. The proposed [Map S-DT-2 in Attachment B](#) to the July 9 agenda memo shows where the through-block connections currently exist.
- 3) There is not a direct relationship between the map in Figure 20.25A.170.B. in [LUC 20.25.A.170](#) and the proposed [Figure S-DT-2 Street Hierarchy, Figure S-DT-3, and Figure S-DT-4 in Attachment B](#) to the July 9 agenda memo. The figures in the Downtown Subarea Plan are showing concepts of how Downtown is organized. It was not within the scope of this update to the Downtown Subarea Plan to rethink the conceptual organization of Downtown. The updates to the maps are focused on making the maps more readable and addressing the latest ADA accessibility guidelines.
- 4) In [Map S-DT-1 Downtown Subarea Boundaries](#), "Eastside Center" is denoting the group of the three center blocks – Bellevue Square, City Center, and Convention Center (more clearly shown in Map S-DT-3), not an institution.
- 5) Thanks for flagging the public school symbol in [Map S-DT-1](#). I will make the commission aware that there is no longer a school there and they may want to direct staff to remove the symbol.
- 6) In [Map S-DT-2](#) the Bicycle Infrastructure shows both existing and planned infrastructure.
- 7) In [Map S-DT-1 Downtown Subarea Boundaries](#), I see that there is a difference between this map and as it is described in the code. We are looking into the source of this discrepancy.

Kate

Katherine (Kate) Nesse, PhD

Planning Manager & Planning Commission Liaison, Community Development Department

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From: Nicole Myers <nicolemikomyers@gmail.com>

Sent: Tuesday, July 8, 2025 4:25 PM

To: PlanningCommission <PlanningCommission@bellevuewa.gov>; TransportationCommission <TransportationCommission@bellevuewa.gov>; Ben Mickle <benmickle@gmail.com>

Subject: Maps questions for Downtown CPA on tomorrow's agenda at PC

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<https://bellevue.legistar.com/View.ashx?M=F&ID=14336741&GUID=B5B94E5F-5F8A-4212-A1F8-150BA18EDC93>

In the staff report linked above, I see the following:

All the maps are being updated to include current transportation infrastructure, including active transportation infrastructure such as the Grand Connection. The maps are also being updated to meet current ADA standards (Attachment C).

I'd like to know more about the timeline for updating these maps and whether the ADA version will be ready in time to be part of this CPA.

Note: Versions of the maps that do not have lorem ipsum are attached to the meeting materials.

Will the maps for the CPA be aligned with these maps?

<https://bellevue.municipal.codes/LUC/20.25A.160>

Figure 20.25A.160.D.1. (Through-block connections map)
and

Figure 20.25A.170.B. (Hierarchy of Grand Connection/High street to Commercial, Mixed, and Neighborhood streets) <- how does the "Signature Streets" classification relate to these?

The identified locations of bicycle infrastructure doesn't match my understanding, Eastside Center appears to have moved and is not a public school, etc.

https://apps.bellevuewa.gov/gisdownload/PDF/Planning/cbd_colorzon_28x40.pdf

Perimeter overlay does not match - is this intended to be a change?

I know you are probably very busy and the intent with this CPA is not to do a complete overhaul, but it might then be best to just reference the most up to date maps.

Thanks,
Nicole

From: [John Powers](#)
To: [PlanningCommission](#); [Council](#); [Carlson, Diane \(she/her\)](#); [Horner, Rebecca D](#); [King, Emil A.](#)
Cc: [Jack McCullough](#)
Subject: Objections to Downtown Affordable Housing Proposal
Date: Tuesday, July 15, 2025 12:23:02 PM
Attachments: [2025-07-15 City of Bellevue Planning Comm Owner Concern.pdf](#)

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To Whom it May Concern:

See attached letter regarding concerns around significant impacts to the development of new projects in downtown Bellevue.

I look forward to positive changes to the process we're been made aware of.

Sincerely,

John Powers
O 425 505 2502
C 206 718 8198



July 15, 2025

Craighton Goeppele, Chair
Planning Commission
City of Bellevue
450 110th Avenue NE
Bellevue, Washington 98004

Re: Objections to Downtown Affordable Housing Proposal

Dear Chair Geoppele and Commission Members:

We are major owners and developers in downtown Bellevue. Our portfolio includes The Key Bank Building, and the entitlement work for the FOUR106 and Plaza 305 properties. Currently we have in planning the remaining block of the Washington Square Super Block (EIGHT106, the corner of NE 8th St and 106th St NE) along with several unnamed projects I'm unable to publicly identify at this time.

Our commitment to downtown Bellevue is measured in the hundreds of millions of dollars. This commitment has been based on the trust that the City would communicate with us on planning issues and that zoning changes would be designed to promote new development. We recognize that zoning must be designed to address the needs of the community, such as in the areas of affordable housing, sustainability, transportation improvements and pedestrian activation. But in order to address these needs, a zoning code must ensure that development is feasible.

We have been made aware of the City's plan to impose a new affordable housing requirement on new development downtown, potentially including a fee as high as \$52/sf. We are troubled that no one at the City has reached out to us to discuss this issue, to consider alternatives, to understand how it might impact our current plans. This lack of outreach and communication is a major flaw in this process and no proposal should be considered until legitimate outreach occurs. We have been major owners in downtown Bellevue for many years. Our interests and identity are not a secret to the City. We expect to get a call.

Worse, the concept of a new affordable housing fee on downtown development, especially without some corresponding development enhancement or incentive, will doom our current development efforts. The current market is already difficult enough to navigate; piling on new and significant project expenses only makes the likelihood of new development more remote. And we are seriously concerned that the proposed fees and requirements are not consistent with legal requirements.



We need the City to invite us to the table for a conversation. We need to understand the City's goals and the City needs to understand our constraints and market realities. And then we need to work on this issue together. It is how we have worked with Bellevue to great and mutual success in the past. It is time for the City to return to its best practices.

Sincerely,

John Powers
President of Real Estate

cc: Mayor Lynne Robinson
City Councilmembers
Rebecca Horner
Emil King
Diane Carlson