

From: [Whipple, Nicholas](#)
To: [PlanningCommission](#); [Robertson, Jennifer S.](#)
Cc: [Johnson, Thara](#)
Subject: FW: Mixed-Use -- FYI ONLY, PLEASE DO NOT REPLY ALL
Date: Thursday, March 9, 2023 8:45:29 AM
Attachments: [image001.png](#)

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Good morning Chair Ferris, Vice Chair Bhargava, and Councilmember Robertson,

Please see below the response sent to Pamela Johnston regarding the micro-apartments Land Use Code Amendment.

Thank you.

Nick

Nick Whipple

Code and Policy Planning Manager
Development Services, City of Bellevue
425-452-4578 | nwhipple@bellevuewa.gov

From: Whipple, Nicholas
Sent: Thursday, March 9, 2023 8:41 AM
To: 'p johnston' <pamjjo@msn.com>
Subject: RE: Mixed-Use

Good morning,

Thank you for the question about whether the Office and Limited Business (OLB) Land Use District allows residential development. The district description you are referencing provides a general overview of the Land Use District. The Land Use Charts in [LUC 20.10.440](#) give information on the specific uses allowed within a land use district. Dwelling units are permitted within the OLB Land Use District at a density of [30 dwelling units per acre](#). I hope this information is helpful.

Thank you,

Nick

Nick Whipple

Code and Policy Planning Manager
Development Services, City of Bellevue
425-452-4578 | nwhipple@bellevuewa.gov

From: p johnston <pamjjo@msn.com>
Sent: Wednesday, March 8, 2023 7:40 PM
To: Johnson, Thara <TMJohnson@bellevuewa.gov>; Whipple, Nicholas

<NWhipple@bellevuewa.gov>

Cc: PlanningCommission <PlanningCommission@bellevuewa.gov>; Robertson, Jennifer S.

<j.robertson@bellevuewa.gov>

Subject: Mixed-Use

Importance: High

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The map from the Micro-apartments code implies that all mix-ed use areas have residential units. I don't see that the uses in some districts includes residential.

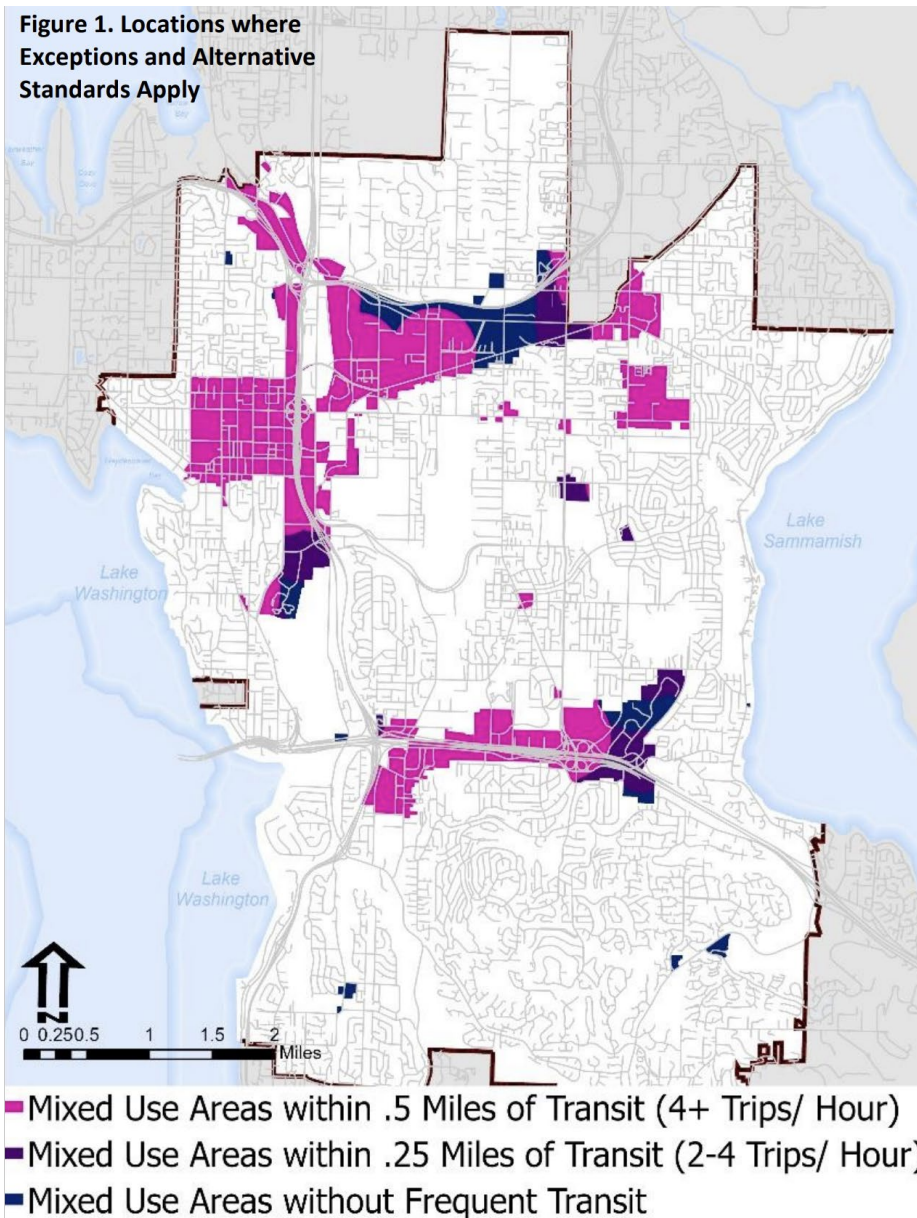
It appears that this change in use incorporated in micro-apartment code that goes beyond the scope and may need to be a comp plan amendment.
For example, OLB from the code does not allow residential.

Please elaborate on how residential uses are allowed in all colored areas.

20.10.280 Office and Limited Business District (OLB).

Office and Limited Business Districts provide areas for the location of integrated complexes made up of offices, hotels or motels, eating establishments and retail sales accessory to permitted uses. Such districts are located in areas that abut and have convenient access to freeways and major highways. (Ord. 4654, 6-6-94, § 12; Ord. 3145, 9-27-82, § 13)

Figure 1. Locations where Exceptions and Alternative Standards Apply



— *pamela johnston*
425-881-3301

From: [Kattermann, Michael](#)
To: [PlanningCommission](#)
Cc: [King, Emil A.](#); [Johnson, Thara](#)
Subject: Bellevue Comprehensive Plan Periodic Update & Wilburton Vision Implementation
Date: Thursday, March 9, 2023 1:17:50 PM
Attachments: [image.png](#)

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Chair Ferris, Vice Chair Bhargava, and Planning Commission members:

This is the first of what will be monthly emails to you and the City Council regarding the Comprehensive Plan Periodic Update and Wilburton Vision Implementation. The projects will soon be entering an important phase with the issuance of the Draft Environmental Impact Statement (DEIS) analyzing the potential impacts of the four development alternatives. With new information and ongoing community engagement there will be more questions and comments from the public in the months ahead leading up to adoption of Wilburton later this year and the Comprehensive Plan Update in May 2024. The intent of these monthly email updates is to provide you with highlights of upcoming public engagements and important project milestones as well as links to more detailed information. We will try to be timely, and I apologize in advance for when that is not the case, as with the virtual meeting this evening with the Chinese community. The intent is to keep these emails brief and at a high level. If there is other information you would like included, or if you have questions about the projects, please contact me or Emil King, Planning Director (eaking@bellevuewa.gov, 452-7223). Thank you.

March 2023 Update

Top Things to Know this Month

1. **Upcoming Public Engagement.** There are a series of engagement events planned for March.

A virtual meeting with members of Bellevue's Chinese community will occur as part of the Comprehensive Plan outreach.

- Discussion (Virtual; Thurs. 3/9, 6-7:30pm; please contact Emil King for more info)

Housing Forums will allow community members to explore data, ask questions, and discuss housing issues related to the Comprehensive Plan Update and Wilburton ([Register here](#)).

- [Drop-In](#) (Crossroads Community Center; Sat. 3/18, 10am-1pm) [City Calendar Event](#)
 - [Discussion](#) (East Shore Unitarian Church; Tues. 3/21, 6-8:30pm) [City Calendar Event](#)
 - [Lunch & Learn](#) (Virtual; Thurs. 3/23, 12-1pm) [City Calendar Event](#)
2. **Draft Environmental Impact Statement (DEIS) on Track for April Release.** The DEIS for the Comprehensive Plan and Wilburton is planned to be released at the end of April followed by a 45-day period when the public is able to comment on the potential impacts of the analyzed alternatives. The latest information on the alternatives to be studied can be found on the [City website](#). Following the DEIS phase, the Planning

Commission will provide a recommendation to Council on the preferred alternative to be studied in the Final EIS (FEIS). The preferred alternative could be any of the ones studied in the DEIS or, more likely, a blending of parts of two or more alternatives based on community feedback and the Commission/Council process.

3. **Updates with City Boards and Commissions.** Bellevue’s boards and commissions are beginning to provide early feedback on updates to policies in their area of expertise for the Comprehensive Plan Update and Wilburton. The Planning Commission continues to guide the update, with feedback provided so far by the following boards and commissions: Arts, Diversity Advisory Network, Environmental Services, Human Services, Network on Aging, Parks and Community Services, Transportation and Youth Link. Looking forward, the boards and commissions will be engaged in providing feedback on policy updates related to the preferred growth strategy in sync with the Planning Commission’s work on the overall plan.
4. **Conversations with Community Groups.** Staff and a group of City Cultural Outreach Assistants are continuing to engage with the community. Since the beginning of 2023, staff has been focused on discussing and soliciting feedback from groups that have been less involved in the process to this point. These events have been co-created with the organizations to be most beneficial. Some of the groups that staff have visited include Bellevue College students, Mary’s Place staff and guests, Bellevue Square merchants, members of Bellevue’s Chinese community and Latino Unidos members.

More Information

For questions about the Comprehensive Plan Periodic Update, email CompPlan2044@bellevuewa.gov. For questions about Wilburton Vision Implementation, email WilburtonVision@bellevuewa.gov. For more information about community engagement, visit Engaging Bellevue.

Overall Project Schedule



Michael Kattermann, AICP
 Community Development Director
 City of Bellevue

425-452-6191

he/him/his

From: [Plummer David F.](#)
To: [King, Emil A.](#)
Cc: Onebellevuereads@googlegroups.com; [Phyllisjwhite](#); [Council](#); [Craig Spieze](#); [PlanningCommission](#); technogeekswife@yahoo.com; [Betsi Hummer](#); [Miyake, Brad](#)
Subject: Non Alignment of Bellevue Sub-Areas and Neighborhoods
Date: Thursday, March 9, 2023 8:45:49 PM
Attachments: [Map of Sub Areas and Neighborhoods.txt](#)

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

Hello Mr. King!

The attached map shows the non-alignment of what the City staff refers to as City 'sub-areas' and City 'neighborhoods'. Why are the boundaries of each of these two areas not identical? Also, where there is a significant overlap in the boundaries and areas, e.g., Crossroads, Lakehills and Wilburton, what is the impact on City planning, land-use, and other regulatory aspects of City administration on these areas?

The City is currently embarked on a large-scale effort to update certain aspects of the City's Comprehensive Plan: will these efforts include bringing the areas and boundaries of each pair of the sub-areas and neighborhoods into alignment; if not, why not; and if not, what is advantage of maintaining the confusing mismatch of the neighborhoods and sub-area boundaries and areas?

RSVP,

David F. Plummer

From: "Ray, Alexis" <ARay@bellevuewa.gov>
Subject: RE: Webform submission from Mapping Request Form
Date: March 9, 2023 at 9:42:06 AM PST
To: Plummer David F. <pdf3@comcast.net>

Hi David,

Attached is a map of Bellevue's neighborhood areas and subareas. Let me know if you have any questions or need anything else.

Thank you,
Alexis

Alexis Ray (she/her) GIS Analyst I, Geospatial Technology Services
IT Department, City of
Bellevue | aray@bellevuewa.gov | 425-452-4336 | BellevueWA.gov

From: City of Bellevue <itdwebteam@bellevuewa.gov> Sent: Friday, March 3, 2023
3:47:33 PM (UTC-08:00) Pacific Time (US & Canada) To: GISinfo
<GISinfo@bellevuewa.gov> Subject: Webform submission from Mapping Request Form
[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of
phishing attempts. Do not click or open suspicious links or attachments.

Submitted on Fri, 03/03/2023 - 15:47

Submitted by: Anonymous

Submitted values are:

Name* David F. Plummer Phone Number 4257466045 Email
Address* pdf3@comcast.net Status Citizen Is the information requested for
use on an official City of Bellevue Project? Yes City Staff Contact & Project
Name (if applicable) Bellevue Comprehensive Plan Update Describe Request * Map
that shows City sub area boundaries and neighborhood boundaries

425-641-7568

16246 NE 24th ST

Bellevue, WA 98008-2414

trees4livability.org

From: [King, Emil A.](#)
To: [PlanningCommission](#)
Cc: [Johnson, Thara](#)
Subject: FW: Non Alignment of Bellevue Sub-Areas and Neighborhoods
Date: Friday, March 10, 2023 3:58:03 PM

From: King, Emil A.

Sent: Friday, March 10, 2023 3:57 PM

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

Cc: Onebellevuereads@googlegroups.com; Phyllisjwhite <phyllisjwhite@comcast.net>; Craig Spiegle <craigsp@agelight.com>; technogeekswife@yahoo.com; Betsi Hummer <betsihummer@yahoo.com>

Subject: RE: Non Alignment of Bellevue Sub-Areas and Neighborhoods

Mr. Plummer,

Thanks for the correspondence. Please see responses to your questions below in **orange**.

Why are the boundaries of each of these two areas not identical?

Map N-1. New Neighborhood Area (Subarea) Boundaries found in the Neighborhoods Element of the city's Comprehensive Plan explains that the boundaries shown in the map are updated to better align with community expectations, and that as new Neighborhood Area Plans are updated, these new boundaries will be applied.

Also, where there is a significant overlap in the boundaries and areas, e.g., Crossroads, Lakehills and Wilburton, what is the impact on City planning, land-use, and other regulatory aspects of City administration on these areas?

Policies within each Subarea Plan apply to the subareas shown within each plan. Only when Neighborhood Area Plans are updated, will the new boundaries apply.

The City is currently embarked on a large-scale effort to update certain aspects of the City's Comprehensive Plan: will these efforts include bringing the areas and boundaries of each pair of the sub-areas and neighborhoods into alignment; if not, why not; and if not, what is advantage of maintaining the confusing mismatch of the neighborhoods and sub-area boundaries and areas?

The Great Neighborhoods/Neighborhood Area Planning Program will continue updating neighborhood area plans once the Comprehensive Plan Periodic Update has been completed. Updating all these plans is anticipated to take multiple years. As each Neighborhood Area plan is updated, the subarea and neighborhood area boundaries will be brought into alignment. Until that time, both boundaries must remain to clarify the area to which policies in the subarea plans apply.

Thank you,

Emil A. King, AICP
Planning Director
Community Development Department

City of Bellevue
425-452-7223
eaking@bellevuewa.gov

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

From: Plummer David F. <pdf3@comcast.net>
Sent: Thursday, March 09, 2023 8:46 PM
To: King, Emil A. <EAKing@bellevuewa.gov>
Cc: Onebellevuereads@googlegroups.com; Phyllisjwhite <phyllisjwhite@comcast.net>; Council <Council@bellevuewa.gov>; Craig Spiezle <craigsp@agelight.com>; PlanningCommission <PlanningCommission@bellevuewa.gov>; technogeekswife@yahoo.com; Betsi Hummer <betsihummer@yahoo.com>; Miyake, Brad <BMiyake@bellevuewa.gov>
Subject: Non Alignment of Bellevue Sub-Areas and Neighborhoods

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

Hello Mr. King!

The attached map shows the non-alignment of what the City staff refers to as City 'sub-areas' and City 'neighborhoods'. Why are the boundaries of each of these two areas not identical? Also, where there is a significant overlap in the boundaries and areas, e.g., Crossroads, Lakehills and Wilburton, what is the impact on City planning, land-use, and other regulatory aspects of City administration on these areas?

The City is currently embarked on a large-scale effort to update certain aspects of the City's Comprehensive Plan: will these efforts include bringing the areas and boundaries of each pair of the sub-areas and neighborhoods into alignment; if not, why not; and if not, what is advantage of maintaining the confusing mismatch of the neighborhoods and sub-area boundaries and areas?

RSVP,

David F. Plummer

From: [Elizabeth Nadal](#)
To: [PlanningCommission](#)
Subject: Alexan Eastgate Project - Public Meeting Minutes
Date: Tuesday, March 14, 2023 9:25:43 AM

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Hi Thara,

I hope you are doing well. I am reaching out to see if the minutes from the public meeting on February 7th, 2023 in regards to the Alexan Eastgate project are available? I cannot seem to find them online. If the minutes are not available now, will they be available in the future? Thank you.

Best,

Elizabeth Nadal | Executive Assistant | M-M Properties | 700 Louisiana, Suite 1750 | Houston, TX 77002 | Direct: (713) 728-6020 | enadal@mmprop.com | www.mmprop.com

From: [Lee Sargent](#)
To: [PlanningCommission](#)
Subject: 3/9/2023 City Planning Committee Meeting
Date: Friday, March 10, 2023 12:54:32 PM

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Deep dive into Micro Apartments

I appreciated your efforts in clearly identifying the needs of where this apartment concept fits in the current structure of our city. Trying to balance cost: access to transportation while decreasing built in parking, limited occupancy availability for growing family needs, compressed and possibly dense concentration of people, affordability though the cost for building is proportionately higher, will it serve more than a niche group of people, etc.

You battled long and made good points. There is a need to diversify the construction residents to prevent issues that range from a forced singular view of the city to diversity of connections missing and limited exposure. If lower income then what are the possibilities for work with limited means of transportation. Bicycles with concerns for street safety available.

You showed genuine and varied concerns for the people that might become residents there. I applaud your genuine and varied concerns and conclusions. You did great things! (I especially liked your continued efforts in emphasizing affordability. The city council shared those very same concerns.)

Looking at Affordable House with Religious Organizations

Since affordability seems to be a hallmark of these institutions, this would seem to be a less difficult area of work than the Micro apartments. The problems lying in how to implement these possibilities, how fast, how this fits within the existing structure of the city's various zones, how long will the affordability last if implemented, types of restrictions in placement between connection of the areas being considered and other commercial areas for it to occur, how many residences/residents will it encompass.

You added another concern as to what was expected with regard to % of AMI. Would it really be low enough for the average workers in the city? Again you worked together with your different points of view and background to expand and remind the staff of a higher goal to meet a growing need. (That kind of push and concern always helps and broadens sometimes narrowing planning views. YOU are terrific. Everyone shows the kind of efforts that I admire and all the citizens of the city should as well. You work hard for a city you obviously love. Thank YOU!)

The following are my views on another matter that has come up regularly in my experience

with you and the City Council. You may easily bypass these remarks without a great deal of concern.

Mr. Zimmerman poses a challenge in various parts of the government. (He really isn't that much different from my experience in my community life. Whether we like it or not, he represents a portion of our city. I have faced several people in my neighborhood, church, work and other areas of my history.) He says things that are meant to shock and offend you. And you on your side (like me) are focused on getting specific things done and are hurt by these things, find them disconnected from what is needed and find them unacceptable. But I have found that these people are a part of our life too. So what do we do? "Free speech" is stated as a constitutional mandate in our constitution-a strange requirement unless you restrict it to specifics which aren't there. This does not limit what is being said. What I have found is that when people are distracting and inappropriate then they need something they are not getting in other ways (or don't recognize other ways). Look at what Mr. Zimmerman actually does as well as what he says. He starts on time for the comments and ends on time which means he mostly obeys the rules and in talking about other matters is mostly polite. Aside from his occasional sarcastic laugh and short outburst he is quiet. In talking with him when it is appropriate or ignoring him when he is inappropriate, we can channel his efforts into the three minute limits and yet he is satisfied though he does not admit it. I have watched the meeting staff (like Tara) do this before the meeting regularly and he responds in polite ways to them.

I spent a few minutes talking with him prior to the meeting last night and told him what he was missing by saying what he was saying. I stopped talking when the discussion became circular. He came to me after a few minutes and said he "respected me" and I noted that he had not called me an idiot for several minutes before that. In fact, the thing I noted most was that his first "Open Comments" opportunity was far less offensive and even quieter than normal. That surprised me even more.

I would hate to see us prevent him from being a part of the discussion since this would only build up into an unresolved pressure in his life that he might express in far more aggressive and/or violent ways with others of like mind.

And I would, certainly, not want you to take what he says seriously or allow it to damage your self-image since that really is not appropriate. You are doing a great job and working well to help us do the best for our community. You are on target for the specifics needed.

Lee Sargent