

From: [Steven Pestana](#)
To: [PlanningCommission](#)
Subject: Comments for 6/28 meeting on draft EIS
Date: Wednesday, June 28, 2023 4:42:12 PM

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Good afternoon Planning Commission,

I'd like to submit my comments in writing for your meeting today (6/28).

Our city needs to anticipate and plan for the future, rather than ignoring the projected needs of future residents. The current recommendations by staff in the draft EIS meet most of those projected needs. However, the final plan should align more closely with Alternative 3, allowing new neighborhood centers, a more diverse mix of zoning and affordable housing in all neighborhoods, and allowing more growth and density near all frequent transit stops. Going with Alternative 3 will bring these benefits to all of Bellevue's neighborhoods instead of concentrating them in only a few.

Thank you for taking my comments into consideration.

Sincerely,
Steven Pestana

(Bellevue resident, 98005)

From: [bird_pepper](#)
To: [PlanningCommission](#)
Subject: Lack of Mitigation Methods for the DEI
Date: Wednesday, June 28, 2023 4:59:49 PM

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Dear Planning Commission.

I am writing to express my deep concern regarding the recent release of the Draft Environmental Impact Statement (DEIS) for Bellevue and the Wilburton subarea. While I appreciate the efforts made to assess the potential environmental impacts of the project, I find it highly problematic that the DEIS fails to provide specific details about the mitigation methods that will be implemented.

Mitigation is a crucial aspect of any development project, especially when it comes to preserving and protecting the environment. By not clearly outlining the specific mitigation measures, the DEIS raises significant doubts about the effectiveness of the proposed development and its potential negative consequences for the city of Bellevue.

Transparency and accountability are essential in environmental decision-making processes. Without a clear understanding of the mitigation methods to be employed, concerned citizens like myself are left in the dark, unable to assess the true impact and implications of the proposed project on our local environment. This lack of information undermines public trust in the project's credibility and the process itself.

Bellevue is renowned for its natural beauty, diverse ecosystems, and high quality of life. It is imperative that any development within our city incorporates comprehensive and scientifically sound mitigation strategies to ensure the preservation of our environment for future generations. Without such measures, we risk irreversible damage to our natural resources, ecosystem disruption, and a decline in overall sustainability.

I kindly request that the responsible authorities rectify this deficiency by providing a comprehensive and detailed account of the proposed mitigation methods. This should include specific actions, timelines, and anticipated outcomes to address each identified environmental impact on each alternative adequately. Such information will enable concerned stakeholders to assess the viability of the proposed project and provide valuable feedback to further enhance its environmental compatibility.

Furthermore, I urge the to extend the public comment period to allow ample time for concerned citizens, local organizations, and environmental experts to review and provide informed feedback on the mitigation measures. This will ensure a fair and inclusive decision-making process that considers the diverse perspectives and knowledge of our community.

Bellevue's environmental heritage is worth protecting, and the responsible implementation

of mitigation measures is crucial to achieving sustainable development. Prioritizing transparency and collaboration by providing the necessary information and engaging in a meaningful process with the public is essential for a collaborative outcome.

Thank you for considering these concerns and taking appropriate action to address this issue. The residents of Bellevue deserve a more comprehensive understanding of the mitigation measures, a better understanding of the different alternatives, and their potential impact on our cherished environment.

Please include as part of the record not in favor of over building in the Wilburton area

Sincerely,

Tammy Miller

1025 134th Ave NE, Bellevue, WA 98005

From: [Jesse Simpson](#)
To: [PlanningCommission](#)
Cc: [Patience Malaba](#); [Chad Vaculin](#)
Subject: HDC Comment on Bellevue Comprehensive Plan Update Preferred Alternative
Date: Wednesday, June 28, 2023 5:55:49 PM
Attachments: [HDC Letter on Bellevue Comp Plan to Planning Commission 2023.6.28.pdf](#)

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Hello,

The Housing Development Consortium is committed to advancing housing affordability through Bellevue's Comprehensive Plan update. We strongly support allowing an abundance of homes to be built, alongside expanded funding and robust inclusionary zoning policies to create new homes affordable for low-income families. We've previously submitted a comment letter on the draft Environmental Impact Statement, and appreciate the broad similarities between Alternative 3 and the Preferred Alternative as recommended by staff and discussed by you at the last meeting. However, there are several areas in which we believe the proposed Preferred Alternative should be amended, to best advance housing affordability and create a more livable, equitable, and vibrant Bellevue.

Our high-level recommendations are to:

- Implement mandatory inclusionary zoning in Mixed Use Centers **and** Neighborhood Centers
- Maximize the potential of midrise housing with 8 stories
- Allow midrise housing in transit-proximate areas, especially the areas south and west of Downtown Bellevue
- Comply with HB 1110 by allowing fourplexes in West Bellevue

We appreciate your close attention to this matter. Please find our detailed comment letter attached to this email.

Best,

Jesse Simpson *(he/him)*

Government Relations and Policy Manager
Housing Development Consortium of Seattle-King County
1326 5th Avenue, Suite 230 | Seattle, WA 98101
O: (206) 636-1009 | C: (206) 618-7467



**HOUSING
DEVELOPMENT**
consortium

Bellevue Planning Commission
450 110th Ave NE, Bellevue WA 98004

Subject: HDC Comment on Bellevue 2024-2044 Comprehensive Plan Update Preferred Alternative

The Housing Development Consortium is committed to advancing housing affordability through Bellevue's Comprehensive Plan update. We strongly support allowing an abundance of homes to be built, alongside expanded funding and robust inclusionary zoning policies to create new homes affordable for low-income families.

Of the alternatives studied in the Draft Environmental Impact Statement, we believe Alternative 3 went the furthest to advance abundant, affordable housing throughout Bellevue, by allowing the highest amount of housing capacity alongside implementation of mandatory inclusionary zoning. Allowing more housing to be built will help address Bellevue's housing shortage and job-to-housing imbalance. And mandatory inclusionary zoning allows the public to capture some of the added value from upzoning and ensure we are directly creating homes affordable to low-income people.

The Housing Development Consortium appreciates the broad similarities between Alternative 3 and the staff's recommended Preferred Alternative. However, there are several areas in which we believe the proposed Preferred Alternative should be amended, to best advance housing affordability and create a more livable, equitable, and vibrant Bellevue.

Implement Mandatory Inclusionary Zoning in Mixed Use *and* Neighborhood Centers – In this Comprehensive Plan update, Bellevue has the opportunity to build many more homes, harness private development, and create broad-based and equitable growth. It can only maximize this potential and meet Bellevue's substantial need for homes affordable to low-income people by pairing strong inclusionary zoning with ambitious housing growth. **We appreciate that the recommended Preferred Alternative analyzes mandatory affordable housing requirements in Mixed Use Centers, and recommend extending analysis of mandatory affordable housing requirements to the Neighborhood Centers.** Furthermore, the Preferred Alternative should incorporate a commercial fee-in-lieu, to ensure new commercial and office development also contributes to the development of affordable homes.

Maximize the Potential of Midrise Housing with 8 Stories - While any new housing requires subsidies to be affordable to low-income people, lower cost typologies like midrise apartments will reduce the subsidy required, and should therefore be maximized in the Preferred Alternative. **We specifically recommend that the "R-High" land use designation be revised to incorporate midrises up to 8 stories, from the current proposed 4-6 stories.** This reflects the maximum height that can be feasibly developed using cost-effective wood-frame construction typologies. Revising the midrise height to 8

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stories would also better allow tree canopy to be preserved and enhanced, by reducing the footprint of new buildings.

Allow Midrise Housing in Transit-Proximate Areas – Comparing the Future Land Use Map of the Preferred Alternative to the Transit-Proximate Areas Map reveals that many transit-rich, high-opportunity locations currently zoned for single-family housing are not contemplated for land use changes to allow for midrise housing. Particularly notable are those areas directly west and south of Downtown Bellevue, along frequent bus service on NE 8th Street and Bellevue Way SE and around the future South Bellevue light rail station. These are high-opportunity neighborhoods with low-displacement risk, far from polluting highways, and are near or even adjacent to the Growth Center. **We recommend the Future Land Use Map of the Preferred Alternative be revised to allow for midrise housing within the full ¼ mile walkshed of frequent bus transit in all residential zones, to spread growth more equitably throughout the city.**

Comply with HB 1110 by Allowing Middle Housing in West Bellevue – The Preferred Alternative designates sections of West Bellevue, between Bellevue Way and the Lake Washington waterfront, as “Residential – Large Lot.” This designation is the lowest density zone, with uses limited to “mostly single-family homes on large lots with some duplexes & cottage housing types mixed in.” Portions of this neighborhood were developed with racially restrictive covenants that prohibited people of color from residing in the area, except as domestic servants.¹ HB 1110 explicitly prohibits cities from exempting any areas historically covered by racially exclusionary covenants from the middle housing requirements relevant to their population size.² **To comply with HB 1110 and avoid potential litigation related to compliance with the alternative density requirements, the Preferred Alternative should accommodate a minimum of fourplexes citywide, and sixplexes when two of the homes are within ½ mile of rail or bus rapid transit.**

Thank you,

Jesse Simpson
Government Relations and Policy Manager
Housing Development Consortium

¹ <https://depts.washington.edu/civilr/covenants.htm>

² Unless identified as at higher risk of displacement under RCW 36.70A.070(2)(g), the 25 percent of lots for which the requirements of subsection (1) of this section are not implemented may not include:

- (i) Any areas for which the exclusion would further racially disparate impacts or result in zoning with a discriminatory effect;
- (ii) Any areas within one-half mile walking distance of a major transit stop; or
- (iii) Any areas historically covered by a covenant or deed restriction excluding racial minorities from owning property or living in the area, as known to the city at the time of each comprehensive plan update.

From: [phyllisjwhite](#)
To: [PlanningCommission](#)
Subject: Glen Kalmus for tonight's public comments
Date: Wednesday, June 28, 2023 7:17:31 PM

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Hello,

Glen Kalmus signed up today for public comments at 5:32pm. Is he on your list?

Best regards,

Phyllis White

Sent from my Galaxy

From: [Kendall Anderegg](#)
To: [PlanningCommission](#)
Subject: Oral comments intended for Planning Commission Meeting
Date: Wednesday, June 28, 2023 7:33:04 PM
Attachments: [June 28 planning commission comments.docx](#)

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I sent an email yesterday, but it was very brief as I was on the road. I had intended to make oral comments tonight. As it looks as if you're limiting speakers due to time, I wanted to forward my comments along. I will stay to the end of the meeting, in case there is time, but I wanted to ensure my comments were recorded.

Thank you so much.
Kendall

Kendall Anderegg

President and CEO

Phone: (425) 452-2351

Mobile: (206) 618-0208

Pronouns I use: she, her, hers



From: [Kristine Linn](#)
To: [PlanningCommission](#)
Subject: Input on the planning staff's preferred EIS
Date: Wednesday, June 28, 2023 7:48:25 PM

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Members of the planning commission:

I am the president of the board for 9 Lake Bellevue, a commercial condo office building directly adjacent to the Wilburton light rail station. As well as the office building, we own a large parking lot directly adjacent to the Wilburton light rail station, which would be a perfect location for a residential or mixed use, TOD development. Because such a building would have to incorporate enough parking to support our offices at 9 Lake Bellevue, we are concerned that the "RC-M" designation will not pragmatically support a residential development there. DEIS Alternative 3 allowed RC-H1—a more generous and flexible option, which will more likely allow development to pencil out. It would be a terrible shame to miss the opportunity to allow residential density next to the Wilburton station.

Kristine Linn
Attorney at Law

Law Offices of Sherri M. Anderson, Inc., P.S.
9 Lake Bellevue Drive, Suite 218
Bellevue, WA 98005
kristinel@smalaw.biz

This communication, including any attachments, contains information that may be confidential and may also be protected by attorney-client privilege or work-product doctrine. If you are not the intended recipient, please notify Kristine Linn and delete this message.

From: [Diana](#)
To: [PlanningCommission](#)
Subject: Not able to speak this evening to the planning commission- below is what I essentially intended to say
Date: Wednesday, June 28, 2023 7:51:01 PM
Attachments: [June 28th meeting.docx](#)

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Good evening. I am attaching a summary of what I planned to state this evening, if I had had the opportunity to speak.

Diana Thompson

My name is Diana Thompson. I reside at 3115 103rd Ave NE in Bellevue. I had hoped to speak at the Planning Commission this evening, but registering at about 5: 35 PM was not early enough.

I am writing this letter on behalf of myself and my husband. We reside in a single-family resident neighborhood called Spring Hills. I am concerned that the Planning Commission may be taking action that could impact the Northtowne Shopping Center, which is 4/10 of a mile from our home.

The areas that surround the Northtowne shopping center, to the North, East, and the South, are single-family resident neighborhoods. In addition, across the street from the shopping center is a single-family resident neighborhood. Residents in these adjacent neighborhoods do not need the apartments and/or additional services a rezoning of MU-M would allow. Also, our neighborhoods will be harmed by the increase in traffic on Bellevue Way.

Rezoning of the Northtowne shopping center would make our neighborhoods less safe to live and drive in and radically change our area. There would clearly be more traffic in the streets. The hotels, offices, and medical facilities that evidently could be permitted under the changed zoning would greatly increase the traffic and change the character of our neighborhoods. It is already difficult to make a turn onto Bellevue Way from adjacent side streets in Northwest Bellevue. AND the increased traffic would prevent us from walking safely in the streets of our neighborhoods. (We don't have sidewalks in our neighborhoods).

For over 50 years the residents in these neighborhoods have been content with the current NMU zoning, which is a perfect code for the area. The proposed new code, MU-M has not existed before and is not appropriate for areas in the midst of single-family neighborhoods, especially when there are no transition zones. Please help maintain our safe and current neighborhoods.

If this matter is to be considered in the future, is it possible for you to send me a flyer, which can be distributed, in areas that will be impacted? Because we no longer have a Bellevue newspaper, residents are not sufficiently informed about what is happening in the City.

Please refrain from rezoning the Northtowne shopping center area. We believe the seniors in our neighborhoods, including ourselves, will be adversely affected by such rezoning.

Diana Thompson

From: [Betsi Hummer](#)
To: [PlanningCommission](#); [Bhargava, Vishal](#); [Cuellar-Calad, Luisa](#); [Malakoutian, Mohammad](#); [Khanloo, Negin](#); [Ferris, Carolynn](#); [Goepppele, Craighton](#)
Subject: City of Bellevue - File #: 22-743 November 2022 Affordable Housing Council Report
Date: Wednesday, June 28, 2023 7:55:57 PM

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<https://bellevue.legistar.com/LegislationDetail.aspx?ID=5935515&GUID=FB875851-6CF3-4991-8BBD-BF5B478A7D00&Options=&Search=>

[Sent from Yahoo Mail on Android](#)

From: [p.johnston](#)
To: [PlanningCommission](#)
Subject: Scaffolding
Date: Wednesday, June 28, 2023 9:08:13 PM

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I'd like to see you create a scaffolding, rules, logic by which you choose what to study
Build the scaffolding first.

—*pamela.johnston*

425-881-3301

From: [Lee Sargent](#)
To: [PlanningCommission](#)
Subject: RE: Thank you for your obvious hard work
Date: Thursday, June 29, 2023 12:09:22 AM

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I have to correct myself as of tonight you really demonstrated your capacity for hard work that you are doing and the hard questions that need to be asked. (It would be nice if the map of the city changes for the Environmental Impact Status review was somehow numerically analyzable for different options that are environmental concerns at key locations that will be analyzed for projected future changes. It would make some of the decisions more clinical and far easier to understand. With a final evaluation of the average of each environmental item like traffic, air quality, noise, etc., etc. for all the changes. It would not be simple but it would certainly would be more possible to understand some of the complexity. It would also allow for reasons for acceptance to be passed on with confidence. Plotting these changes and communicating them are not a simple process but they are important. ... A lot less dependence on the mystical results otherwise presented)

I am again proud of all that you have done and how much endurance to get to the mutual result.

I am proud of you for the tolerance of allowing “free speech” from Mr. Zimmerman. This can not be easy because you have other goals that are important. I feel for you when he voices the nasty things he does say and especially for the staff like Thara that have to sit through it each time as well. I always fall back on the saying “Sticks and stones may break my bones but names will never hurt me.”. I know that it is demoralizing and I want you to know that his expressions release a lot of built up emotions in him. (I have found myself facing a small number of people from children to elderly adults that do the same thing-though not as regularly.) I think he needs psychological help because he is stuck in this trend but he has an outlet. He doesn’t see the problem because I have attempted to correct his approach with some small effect. He isn’t shooting anyone and he mostly stays in a three minute time which is impressive. I am glad that you choose to express yourself when it gets to you-it also releases that built up emotion in a safe way. Thanks you!

I appreciate your passing on my information that I sent about BTC and the neighbors that border it. It certainly saved a lot of trouble that could have developed with the main BTC campus since the staff took it to heart and exempted it from being recommended to have a change in status.

I think you are doing a fantastic job of standing up for the citizens of the city. I know that I will probably not agree with all your decisions/conclusions but I respect you authenticity in effort, thought and hard work. You are good representatives!

Lee Sargent

425-641-7568

16246 NE 24th ST

Bellevue, WA 98008-2414

trees4livability.org

From: [Nicole Myers](#)
To: [PlanningCommission](#)
Subject: Tree protection, Shadow study, DEIS Alternatives, and Bus access
Date: Thursday, June 29, 2023 11:14:17 AM

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Hello,

I was at the meeting last night, and wasn't high enough on the list to speak, but wanted to follow up by email.

1. Tree protections We are expecting a building boom, and the lots that are more more likely to be developed are the ones that have older homes and often magnificent trees. We can incentivize the retention of these trees by giving priority in the permitting process to projects that will meet our 40% canopy target at time of occupancy, especially if there is a multiplier for trees that shade the street or are over 75' or 100' tall.

2. Inspiration Playground at Downtown Park needs a shadow study. It is set into a bowl, so even a four story building will shade the site during evenings when families are present. Options for 2-6 stories and 4-6 stories are shown in the alternatives. The DEIS mentions that the center of the Downtown Park circle will not be shaded (page 284, section 6.4), but does not appear to recognize the impact to our most popular playground.

3. Please align with DEIS. The DEIS showed that certain blocks in my neighborhood would be upzoned for cottage housing (Alternatives 1, 2, and 3), and then the Future Uses map attached to last night's agenda shows that there would be 4-6 unit apartment buildings instead. No one was given an opportunity to comment on this through the DEIS, and it does not seem that the Areas of Opportunity designation is being evenly applied. As CM Robertson recognized, this sort of thing can get the neighbors all wound up, and I don't think it's necessary when there is so much potential for increased density in the areas that were already identified in the DEIS. Our bottleneck for construction will be the capacity of the building industry, so I don't think spreading upzoning to areas that are less accessible to walking/transit will be a good thing in terms of the mix that eventually does get built.

4. Transit oriented density Where denser zoning is being considered on the basis of access to transit, please require these buildings to have an orientation that puts the front doors/main entrance right next to the bus stop, rather than privileging drivers who are parking on site.

5. Information to make decisions If you have more decisions to make like last night's, it should be possible to ask for zoomed in maps with current buildings, current zoned potential density (with key), Alternatives 1, 2, and 3 maps, and the key to the new zoning definitions (see pages 650-654 of the pdf).

I would particularly like to share more about the tree retention incentives, and hope to speak at an upcoming meeting or meet with anyone who might have time to talk to me.

Thank you for your time and your service,
Nicole Myers

From: seattle_rust@comcast.net
To: [PlanningCommission](#)
Subject: Public Comment at Bellevue Planning Commission Meeting June 28, 2023
Date: Friday, June 30, 2023 12:32:34 PM

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Please sign me up to speak remotely to the subject meeting tonight, June 28, 2023. I will be attending the meeting on Zoom.

Thank you,
Diana Thompson

From: [President - Vuemont Meadows Association](#)
To: [PlanningCommission](#); [Council](#)
Cc: [Johnson, Thara](#); [McCormick-Huentelman, Mike](#)
Subject: Rezoning Plan for Bellevue affecting our Lakemont neighborhood
Date: Saturday, July 1, 2023 12:14:10 PM
Attachments: [image001 \(1\).png](#)

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Dear Planning Commissioners and City Council,

Vuemont Meadows and Silverleaf are residential neighborhoods bordered by and adjacent to 164th Ave. SE and Lakemont Boulevard, and are a part of the Lakemont area. Our Homeowners Associations represent about 150 homes. We write to express concern about the proposed zoning changes to Lakemont shown in the map below, particularly the increase in density proposed for the Overlook Apartments (R-High), the other commercial areas along Lakemont Boulevard (MU-L, MU-M and R-High), and the lots along 171st Avenue SE that are proposed to change to R-Low. R-High calls for 4-6 story apartment buildings, MU-M is 7-10 story mixed-use, MU-L is 2-4 story mixed-use and R-Low is small apartment buildings of 4-6 units. The scale of these zoning changes appear to result in a significant increase in density as compared to the current uses.

Our primary concern relates to traffic. Bellevue's existing Comprehensive Plan policies call for land use and transportation plans to be developed in an integrated manner (TR-1), and call for the city to "aggressively plan, manage and expand transportation investments to reduce congestion . . . and improve the quality of the travel experience for all users. (TR-2)" The primary path of vehicular travel for our entire area flows through Lakemont Boulevard and the intersections of 164th Ave. NE, Village Park Drive SE and 171st Ave. SE. These intersections, and Lakemont Boulevard itself, are already highly congested during the peak traffic hours. Any increase in density for properties feeding into these streets needs to be accompanied by a realistic transportation plan that demonstrates how the road network will continue to function if the growth occurs. The Transportation Chapter of the Draft Environmental Impact Statement shows that the Lakemont area is not served by any Frequent Transit Service, nor is any planned for the area (Figures 11-14 and 11-25). There are no planned road improvement projects in the area of the increased density (Figure 11-24). The proposal calls for a material increase in density and yet the report concludes that there will be no traffic issues along Lakemont Boulevard (Figure 11-44), when there already are. We believe closer examination of the traffic impacts is warranted, with an eye toward demonstrating that the plan will achieve the Comp Plan Transportation goals of "reducing congestion" and "improving the quality of the travel experience" in our area.

A secondary concern is with the potential elimination of the current uses at the commercial properties, which include a grocery store, gas station, preschool/day care, coffee shop,

restaurant, church, bank, dry cleaner and similar uses that enhance the quality of our neighborhood and reduce the need for us to make additional trips down the hill. Significant changes to the density of the zoning of these projects could lead to their redevelopment and removal of the neighborhood uses in the process.

It would seem that the broader goals for accommodating Bellevue's regional share of housing and job growth can be better accomplished by increasing density in the areas where there is infrastructure to support it (Downtown, Bel-Red, Wilburton) and avoiding increases in areas like Lakemont where the infrastructure strains under the existing conditions and the City has no plans to provide new infrastructure to accommodate more growth. We encourage the City to grow in the growth areas and leave the Lakemont area in a similar condition as exists today, or else provide a realistic plan to address the transportation and neighborhood impacts that will result from the growth.

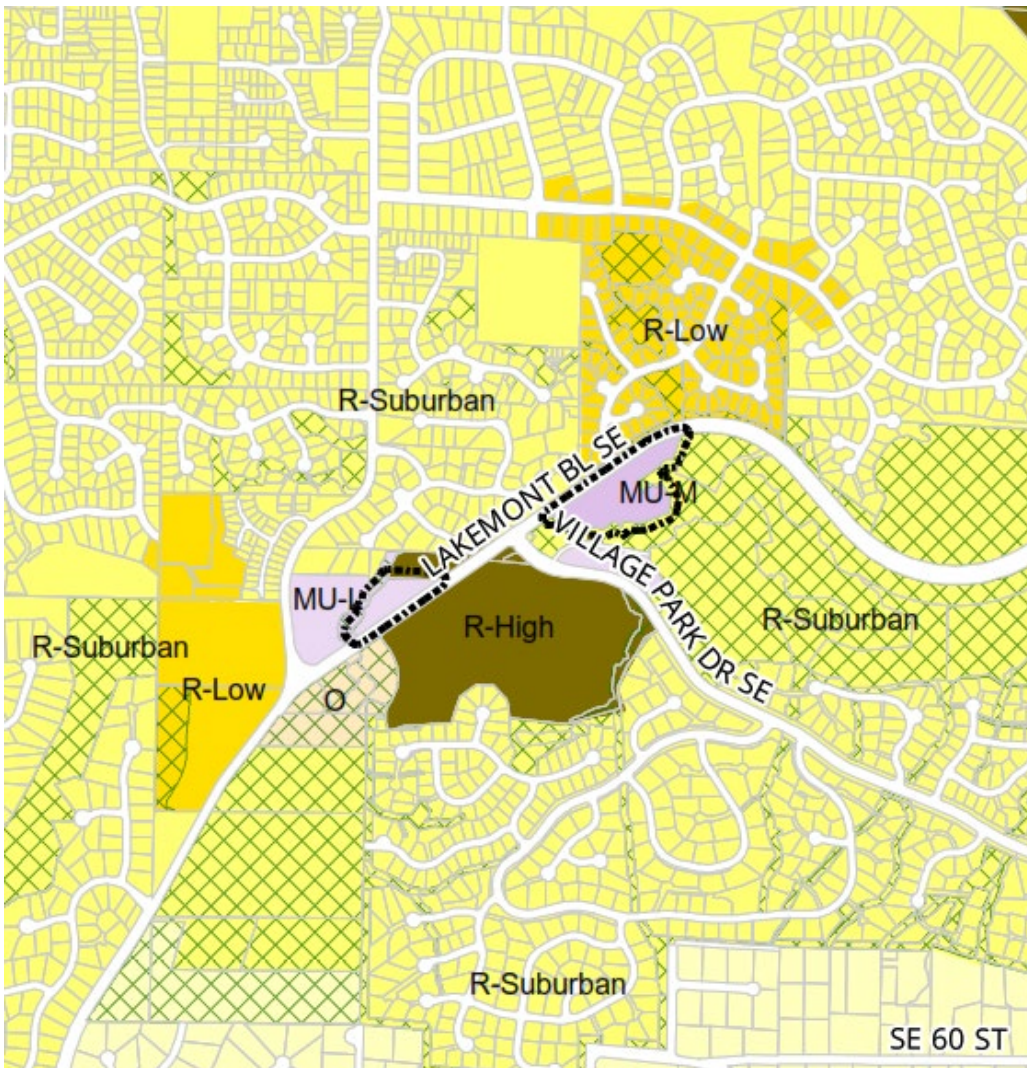
Sincerely,

J. Scott Bowen

President, Vuemont Meadows Association

Kurt Feldman

President, Silverleaf Homeowners Association



--
Scott Bowen
President, Vermont Meadows Association
206 390 4688