

Comment received on 2020 proposed plan amendments for September 23 Planning Commission Study Session.

From: [Martin, Larry](#)
To: [PlanningCommission](#); [Matz, Nicholas](#)
Cc: [Tia Fergusson](#); [Yeni Li](#); [Jeff Foster \(JFoster@GGLO.com\)](#)
Subject: Written Communications - September 23rd Meeting
Date: Monday, September 21, 2020 16:19:33
Attachments: [Safeguard Proposal Satisfies Final Decision Review Criteria 4811-9075-9116 v.2.pdf](#)
[Exhibit 1 4822-3612-6156 v.1.pdf](#)

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Dear Planning Commission Members and Mr. Matz:

On behalf of the family ownership of Safeguard Self Storage, I am pleased to submit the attached analysis of the Comprehensive Plan Amendment Final Review Decision Criteria as applied to Safeguard's proposed amendment.

Thank you for your work on the Comprehensive Plan Amendments and for your consideration of the attached materials.

Regards,

Larry Martin

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**THE SAFEGARD COMPREHENSIVE PLAN AMENDMENT
SATISFIES THE FINAL REVIEW DECISION CRITERIA**

Safeguard Self Storage has proposed that the Comprehensive Plan land use designation of its 6.4-acre storage facility site be changed from Office (O) to Community Business (CB). The purpose of the proposal is to facilitate redevelopment of the storage facility into a walkable, mixed use multifamily neighborhood, connected with the Park, Crossroads Shopping Center and nearby public transit. This proposal satisfies the comprehensive plan amendment Final Review Decision criteria which are set out in bold font below.

- ✓ ***LUC 20.30i.150 B.1. The proposed amendment is consistent with the Comprehensive Plan and other goals and policies of the City, the Countywide Planning Policies, the Growth Management Act and other applicable law.***

All of the referenced plans, policies and laws encourage the City to increase the supply of housing. They encourage compact infill development located close to employment areas, and particularly in walkable locations with easily accessible nearby facilities and services. As illustrated by the slides attached as Exhibit 1, the Safeguard site is a prime candidate for this type of “smart growth”.

The development will be connected with the existing network of pedestrian and bicycle pathways and sidewalks that run throughout the Park. Via these pedestrian and bicycle ways, residents and neighbors will easily access bus routes on NE 8th Street and 156th Ave NE. Each of these streets is designated as a “Priority Bus Corridor” in the Bellevue Transit Master Plan and Crossroads is designated a “Major Hub”. (See Comprehensive Plan Map TR-5 “Frequent Transit Network”).

- ✓ ***LUC 20.30i.150 B.2. The proposed amendment addresses the interests and changed needs of the entire City as identified in its long-range planning and policy documents.***

The Safeguard amendment responds to the interests and needs of the City as expressed in the following excerpts from the Comprehensive Plan that appear in italics, below.

Housing

The amendment will support redevelopment of the Safeguard site into a walkable, mixed use multifamily neighborhood with connections to the park, Crossroads Shopping Center and nearby public transit. It will promote redevelopment that contributes to the economic vitality of the Shopping Center and surrounding retail and commercial businesses by concentrating additional housing adjacent to, and connected with these businesses.

Mixed use housing. *Bellevue encourages creative and innovative uses on commercial and mixed use land to increase the housing supply. Mixing housing and commercial uses can enhance the vitality of commercial areas by encouraging foot traffic to support neighborhood shops and provide “eyes on the street.” Over time, portions of Downtown and areas in BelRed, Factoria, Crossroads, and Eastgate could become distinct mixed use neighborhoods.*

- *HO-11. Encourage housing opportunities in mixed residential/ commercial settings throughout the city.*

- *HO-12. Provide incentives to encourage residential development for a range of household types and income levels in multifamily and mixed use commercial zones.*

WHAT DOES SUCCESS LOOK LIKE? Bellevue maintains the vitality of existing neighborhoods and employs an array of housing tools to increase housing opportunities across the city. A broader range of housing choices serve residents at various income levels and help address emerging market demand, including housing for a varied workforce, for young adult workers and students, for seniors aging in place, and for those who desire to live in walkable and transit-supportive neighborhoods. Outcomes of a successful housing strategy are:

- *All residents have fair and equal access to healthy and safe housing choices.*
- *Housing production is occurring in a manner consistent with housing targets.*
- *All households have access to affordable and diverse housing options that are equitably and rationally distributed.*

Walkable Mixed-Use Centers and Neighborhoods

- *LU-21. Support development of compact, livable and walkable mixed use centers in BelRed, Eastgate, Factoria, Wilburton and Crossroads.*
- *LU-35. Adopt and maintain policies, codes and land use patterns that promote walking in order to increase public health.*

Adaptability. Bellevue is a growing, international, world-class city. Bellevue’s neighborhoods reflect its past, present and future. Bellevue’s neighborhoods are not static. They are dynamic communities that will continue to adapt and change while seeking to preserve what residents’ value most. They will grow with new schools, businesses, parks and amenities. They will reflect the market forces that respond to changing housing needs for Bellevue’s diverse community. Adaptable neighborhoods play an active role in responding to the changing needs and external pressures that impact their community.

Factors that will affect the future of neighborhoods include:

- *Neighborhoods want to preserve and develop their unique character, which is shaped by location and history.*
- *Bellevue’s population will have changing needs, such as smaller households and older adults who want to stay in their neighborhood.*
- *Ninety percent of the city’s future housing capacity is in Bellevue’s multifamily mixed use districts.*
- *As Bellevue becomes denser, residents will continue to want safe, quality neighborhoods and access to schools, parks, trails, local stores and recreation.*

Parks, Recreation and Open Space.

WHAT DOES SUCCESS LOOK LIKE? The city has performance measures and service indicators for parks, recreation, and open space. These measures are reported to the public in an annual performance scorecard report. Examples of measures include public satisfaction with the condition of park and recreation facilities, the number of individuals taking part in recreation

programs and events, and the percentage of households living within 1/3 mile of a park or trail access point.

- PA-12. Develop pedestrian and bicycle linkages between neighborhoods and major natural areas, recreation facilities, schools and commercial centers.
- POLICY S-CR-19. Provide physical and visual connectivity to Crossroads Park, where appropriate.
- POLICY S-CR-20. Encourage development adjacent to Crossroads Park to complement the park edge through building and site design.

Discussion: Buildings and landscaping adjacent to Crossroads Park should be designed to provide a graceful transition to the park. The intent is to foster building and site design that provides an attractive face to and visible from the park.

- ✓ **LUC 20.30I.150 B.3. The proposed amendment addresses significantly changed conditions since the last time the pertinent Comprehensive Plan map or text was amended.**

The City last considered the land use designation of the Safeguard site in 1988. Since then, demand for compact multifamily housing integrated with “walk-to” retail and service businesses has increased dramatically. Home builders have increasingly focused on developing well-designed multifamily homes, integrated with neighborhood retail and service businesses, located near employment centers and public transportation.

Since 1988 there has been a dramatic shift to online retail purchasing, creating challenging financial conditions for retail businesses and shopping centers. The advent of the coronavirus pandemic has increased these economic pressures.

The Safeguard amendment addresses these changed circumstances by facilitating redevelopment that will create housing in close proximity to, and connected with Crossroads Shopping Center and the adjacent business community. As recognized by Policy CR-79, housing integrated within a commercial area can enhance the viability of the businesses and commercial center:

Discussion: Multifamily residential uses have traditionally been prohibited in District E north of NE 8th Street to avoid impacts on the surrounding neighborhood and to maintain the commercial focus of the Crossroads commercial area. At the time of the prohibition, multifamily uses tended to be stand-alone residential buildings. Today, multifamily uses are commonly integrated into commercial areas in attractive mixed use developments. Such development at Crossroads could encourage reinvestment in the commercial area that enhances the commercial activity and community gathering opportunities at Crossroads.

- ✓ **LUC 20.30I.150 B.4. The subject property is suitable for development in general conformance with adjacent land use and the surrounding development pattern, and with zoning standards under the potential zoning classifications.**

The Safeguard site redevelopment concept is illustrated on the second page of Exhibit 1. If the proposal to revise the land use plan designation to Community Business is approved, the zoning of the property will be changed from Office (O) to Community Business (CB). The features depicted in the Development Concept Diagram comply with the CB zone development standards. The Development Concept Diagram demonstrates the suitability of the property for redevelopment consistent with the potential CB zoning designation.

The development density of the site will be compatible with adjacent residential development. The maximum density of the redeveloped site will be thirty units per acre as regulated by CB zoning. This is the same density as the existing multifamily neighborhood adjacent to the Safeguard site on the north.

The Safeguard site is surrounded on three sides by Crossroads Park. As illustrated by the Development Concept Diagram in Exhibit 1, this new mixed use neighborhood will provide outdoor gathering areas, public open space and park connectivity that will serve residents and neighbors. Redevelopment will replace storage buildings and an RV parking lot with high quality multifamily homes and street level commercial spaces. New residents immediately adjacent to the Park will increase park usage and enhance safety. (See discussion under next criterion, LUC 20.30I.150 B.5).

The nearby former Top Foods site illustrates a pattern of development that is compatible with the Safeguard redevelopment concept. The location of the Top Foods site is shown on the first slide of Exhibit 1. Like the Safeguard site, the Top Foods site is located adjacent to Crossroads Park. The land use designation and zoning of the site are each Community Business. Redevelopment of that site into a mixed use multifamily residential neighborhood has increased housing in the area, connected that site and surrounding area with the park, and added vitality to the neighboring retail and other commercial uses. The proposed Safeguard redevelopment will achieve similar results. It will be compatible with the land uses and development pattern established on this neighboring site.

✓ ***LUC 20.30I.150 B.5. The proposed amendment demonstrates a public benefit and enhances the public health, safety and welfare of the City.***

A walkable, mixed use neighborhood will benefit the community.

The Safeguard Development Concept Diagram (Exhibit 1, page 2) illustrates the opportunity this site affords to extend the park open space into the development, and how future residents and neighbors can be connected with the park by pedestrian and bicycle pathways. Neighborhood-serving retail uses and live/work housing can be located along 11th street, improved to park street standards.

Opening up this site to the park and surrounding neighborhood will support the shopping center and other nearby businesses. Full-time residents will enliven and keep “eyes on” the Park, contributing to the safety and vitality of the area. Residents will have direct access to public facilities and retail amenities nearby.

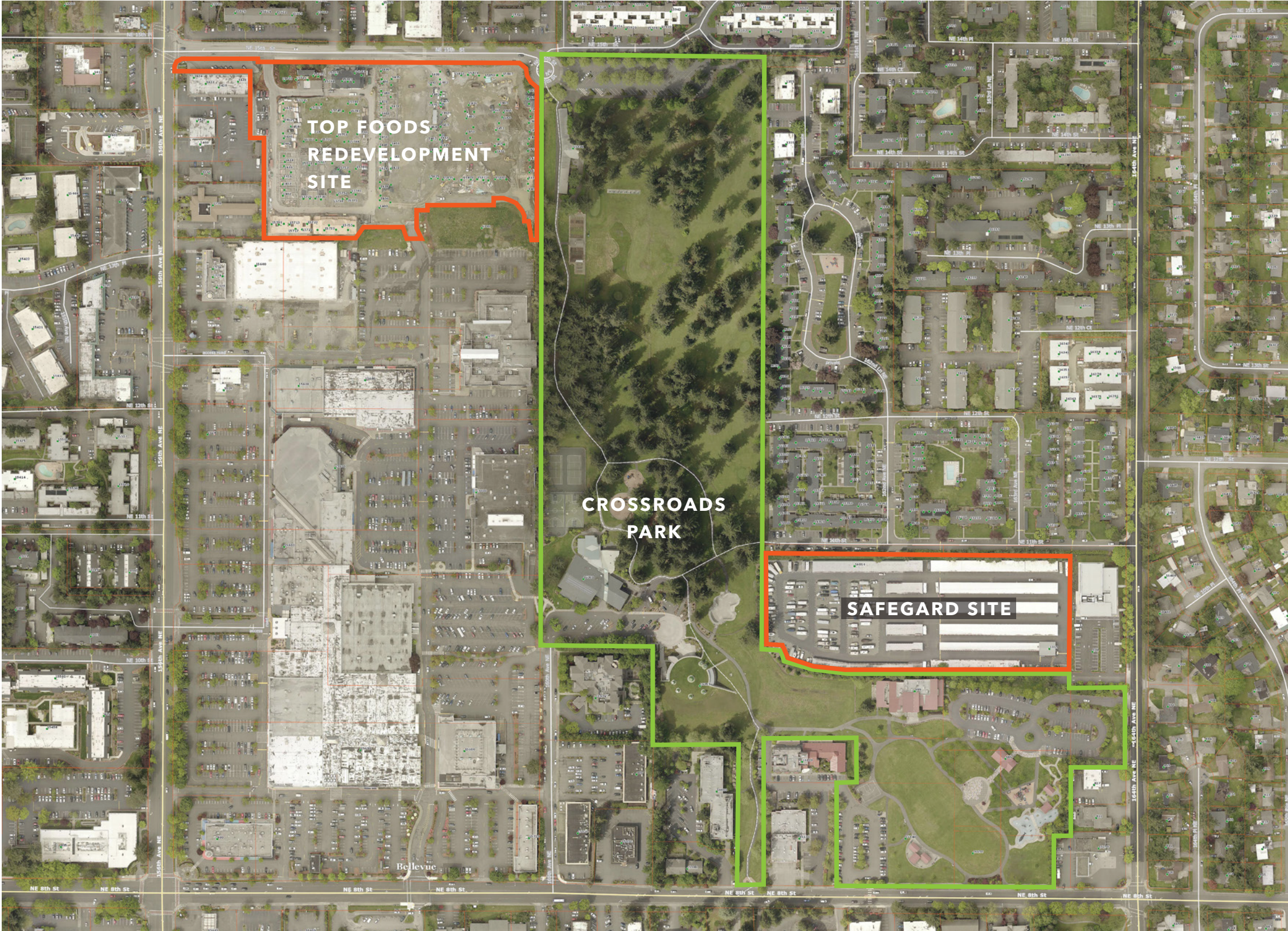
The Proposal is consistent with and supported by the discussion contained in Crossroads Subarea Plan. POLICY S-CR-79 that notes “...Today, multifamily uses are commonly integrated into commercial areas in attractive mixed-use developments. Such development at Crossroads could encourage reinvestment in

the commercial area that enhances the commercial activity and community gathering opportunities at Crossroads.”

Conclusion

For the reasons set forth above, the Comprehensive Plan Amendment proposed by Safeguard Self Storage satisfies the Final Review decision criteria as set forth in the Land Use Code.

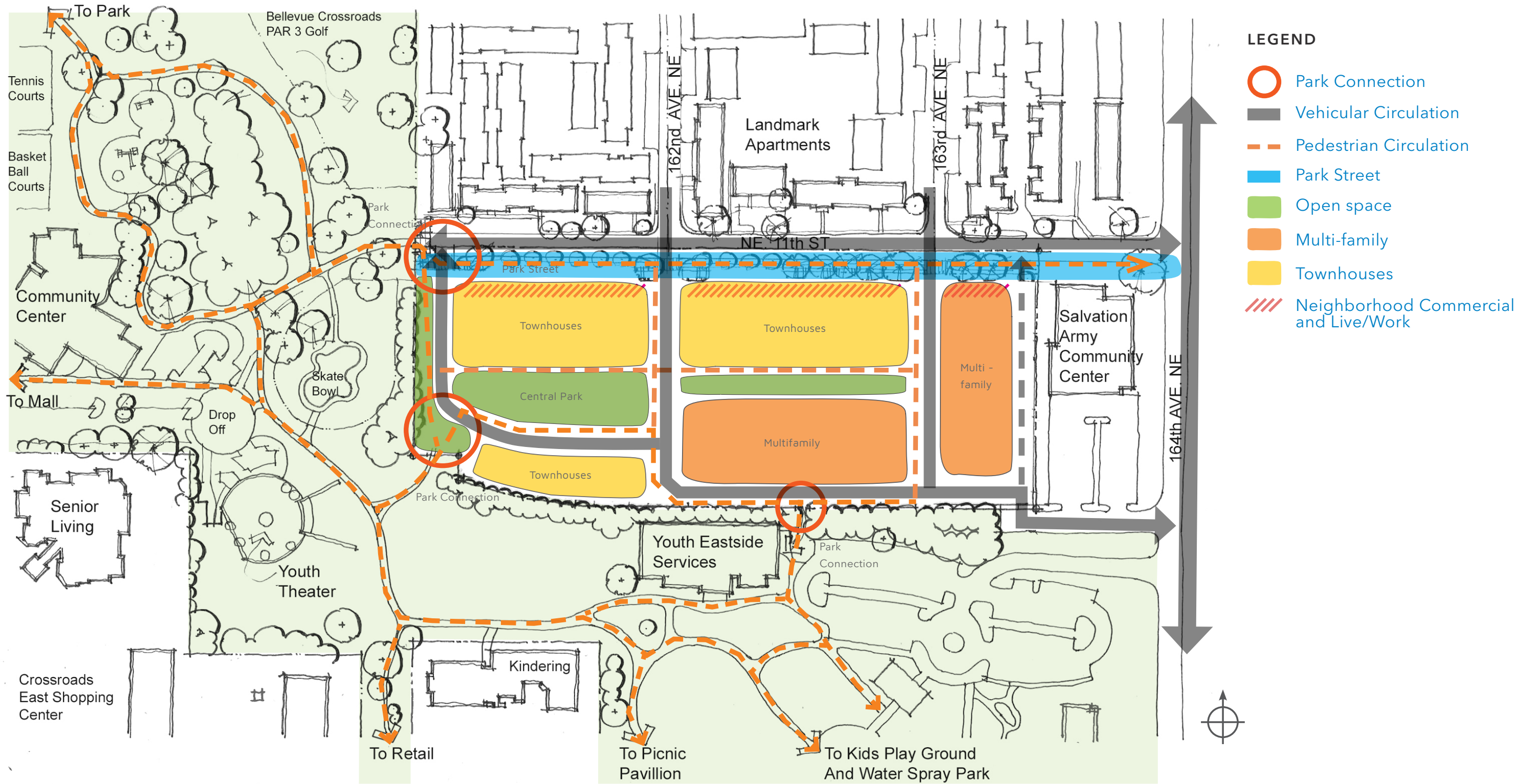
THE SAFEGARD SITE IS ADJACENT TO CROSSROADS PARK



THE SAFEGARD SITE IS ADJACENT TO PUBLIC FACILITIES AND CROSSROADS SHOPPING CENTER.



A WALKABLE, MIXED USE NEIGHBORHOOD WILL BENEFIT THE COMMUNITY



From: [Thaddaeus J. Gregory](#)
To: [Matz, Nicholas](#)
Cc: [Johnson, Thara](#); [Holly D. Golden](#); [Jim Rivard](#)
Subject: Written Communication for 9/23 Planning Commission Meeting
Date: Monday, September 21, 2020 17:44:57
Attachments: [SRM Letter in Support of Comprehensive Plan Amendment - Written Communication 9-23-2020 v 1.pdf](#)

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Good Evening Nicholas,

Attached, please find a written communication for the Bellevue Planning Commission's September 23, 2020 meeting. May you please disperse this written communication to the Planning Commission?

Please let me know if you have any questions or need anything further from me. Have a wonderful evening!

Sincerely,
Thaddaeus

Thaddaeus J. Gregory

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September 23, 2020

Bellevue Planning Commission
c/o Nicholas Matz
450 110th Ave. N.E.
Bellevue, WA 98004

Re: *SRM Comprehensive Plan Amendment Proposal*

Dear Bellevue Planning Commission,

This letter concerns, and supports, SRM's 2020 Bellevue Comprehensive Plan Amendment proposal affecting property owned by SRM adjacent to Bellevue Way S.E. and S. Main Street (the "**SRM Property**"). This property, located at a highly visible, trafficked, and increasingly integral intersection, can become Bellevue's signature southern gateway into Downtown Bellevue. SRM is excited to work with the City to transform this critical intersection by providing a mixed-use development that furthers both the Downtown Bellevue and City Center South goals. With your support, SRM can bring Bellevue much needed centrally-located housing and quality commercial space, all supported by a wide range of public transportation options. The Comprehensive Plan Amendment meets all the requirements set forth in the Bellevue Municipal Code, and we ask that you support the Comprehensive Plan Amendment.

I. Overview of SRM's Amendment

In January 2020, SRM submitted a Bellevue Comprehensive Plan Amendment proposal (the "**Amendment**") aiming to rectify the split-zoning designation of the SRM Property by upzoning the southern portion of its property to a unified DT-MU zone designation. The Amendment is needed to allow the production of additional housing units and to allow for coordinated development of an important gateway corner location. As the SRM Property only recently came under common ownership with the parcel to the north at the corner of Bellevue Way S.E. and S. Main Street, the uniform zoning designation requested in the Amendment would allow future redevelopment of the SRM Property to advance the goals stated in the Bellevue Comprehensive Plan and specifically within the City Center South and larger Downtown subareas.

II. SRM's Proposal Meets the Bellevue Code Criteria

The Bellevue Municipal Code ("**BMC**"), at Chapter 20.30I.150.B, sets out five criteria proposed Comprehensive Plan amendments must satisfy for City Council to support such amendments – this Amendment satisfies all five.

1. ***“The proposed amendment is consistent with the Comprehensive Plan and other goals and policies of the City, the Countywide Planning Policies, the Growth Management Act and other applicable law.” BMC 20.30I.150.B.1.*** The Amendment is consistent with both the Bellevue Comprehensive Plan and the other goals and policies affecting the City, including the Countywide Planning Policies, the Growth Management Act, and other applicable laws. Not only will the Amendment increase housing production and promote mixed-use development, consistent with the Comprehensive Plan and the Downtown and City Center South subarea goals, it also “encourages the master planning of...multi-parcel developments...to emphasize aesthetics and community compatibility.” *Bellevue Comprehensive Plan* LU-27. Furthermore, the Amendment encourages density near transit options, consistent with numerous goals and policies affecting the City. A more detailed overview of how the Amendment advances City goals may be found in the Amendment proposal and previous comment letters.

2. ***“The proposed amendment addresses the interests and changed needs of the entire City as identified in its long-range planning and policy documents.” BMC 20.30I.150.B.2.*** The Amendment addresses the interests and changed needs of the entire City. Bellevue is growing both economically and in population, and housing close to Downtown, where many Bellevuities work, is crucial to accommodate such growth. By providing a mixed-use development that supports both the economic and population growth of the City, SRM’s project will help address the City’s pressing need for quality housing in the heart of the City, as articulated in its long-range planning and policy documents. In addition, Bellevue has made impressive strides in establishing itself as a leader in environmental and ecological policies. The SRM Property is supported by numerous eco-friendly transit options, furthering the environmental interests of the City and creating housing in an area where residents can benefit from the City’s investment in eco-conscious transit infrastructure.

3. ***“The proposed amendment addresses significantly changed conditions since the last time the pertinent Comprehensive Plan map or text was amended.” BMC 20.30I.150.B.3.*** The Amendment addresses significantly changed conditions since the last time the pertinent Comprehensive Plan map and text was amended in 2015. Here, significant changes include: (1) unified property ownership of the SRM Property and the corner site, which allows for development of a gateway project at this important intersection; (2) Bellevue’s investment in multi-modal transportation supporting the SRM Property; (3) a housing affordability crisis; (4) enhanced city policies and tools better able to manage edge transitions between Downtown neighborhoods and their adjacent, high-density neighborhoods; (5) compatible redevelopment and a strong public interest and established policy in having a stable and predictable boundary for the City center; and (6) a split-zone designation inhibiting commonly owned parcels from development beneficial to the City.

4. ***“If a site-specific proposed amendment, the subject property is suitable for development in general conformance with adjacent land use and the surrounding development pattern, and with zoning standards under the potential zoning classifications.”*** BMC 20.30I.150.B.4. The SRM Property is suitable for development in conformance with adjacent land use and the surrounding development pattern. Importantly, this Amendment is proposed to fix a split-zone designation that bisects a parcel on the SRM Property. The Amendment, therefore, would be directly in conformance with the affected parcel’s adjacent land use. Furthermore, the Amendment would maintain a zoning buffer between the SRM Property and the nearby residential zoned areas, with Office zoning bordering the east and south of the Property, and Professional Office zoning bordering the west.

5. ***“The proposed amendment demonstrates a public benefit and enhances the public health, safety and welfare of the City.”*** BMC 20.30I.150.B.5. The Amendment provides a public benefit and enhances the public health, safety, and welfare of the City. At present, Bellvueites and visitors alike are welcomed into Downtown by a set-back former fast-food restaurant and small strip mall that currently occupy the SRM Property. SRM intends to transform this underutilized corner into Bellevue’s signature southern gateway, encouraging quality, thoughtful growth and enhancing the hallmark characteristics of the City Center South subarea. By supporting the Amendment, this City Council can improve the aesthetic quality of the gateway, encourage more foot traffic and increased use of eco-conscious public transit, and support the City’s stated goals of fostering quality mixed-use development that provides centrally located housing for Bellevue’s downtown workforce.

SRM understands and appreciates Bellevue’s established policy of generally preventing Downtown development southward beyond Downtown’s current southern border. Here, however, the public interest of fixing one of the last split-zoned parcels in Downtown Bellevue, while at the same time creating a signature southern gateway, providing crucial centrally-located housing, and fostering a development that improves and reflects its surrounding neighborhood outweighs the public interest of preventing part of a single parcel from being unified as wholly zoned DT-MU.

CONCLUSION

SRM is excited by the opportunity to transform an underutilized intersection into Bellevue’s signature southern gateway into Downtown Bellevue. We ask you to support the Amendment and help strengthen our Downtown Bellevue community. Thank you for your time and consideration.

Very truly yours,



Thaddaeus J. Gregory

From: [Betsi Hummer](#)
To: [PlanningCommission](#); [Matz, Nicholas](#); [Johnson, Thara](#)
Cc: [Nieuwenhuis, Jared](#)
Subject: Planning Commission 9.23.3020
Date: Wednesday, September 23, 2020 15:10:00

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Hello

This is Betsi Hummer. I am writing as a private citizen.

I have been following the Comprehensive Plan process as it makes its way through the Planning Commission.

I hope tonight's Staff presentation will include East Bellevue Community Council's part in the process timeline and detail the implications - after passing City Council the CPAs need to be approved by EBCC to take effect in its jurisdiction.

I encourage the Planning Commission to give consideration to previous public comment about the Environmental sensitivity of the Glendale parcel.

I also encourage the PC to address the Glendale letter writing campaign of emphasizing the Golf Club's need for funds from the land sale. I have heard membership is up because of Covid. The Golf Club's financial stability seems to be of no concern to the Planning Commission...

Comments have been made by Commissioners and Councilmembers regarding the wish for Affordable Housing in the proposed rezones. The applicants and developers don't seem to mention discounted housing prices, and it seems like wishful thinking that is out of place in the Planning Commission discussions.

I also encourage the Planning Commission to incorporate Councilmember Robertson's comments about zoning and traffic study into their discussions and CPA conditions as those 2 items speak to the heart of what is currently before the Commission now.

Thank you for your service to the City of Bellevue and its people.

Betsi Hummer

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[Sent from Yahoo Mail on Android](#)