

100 Bellevue Way SE 20 102643 AC

Public Comments June 3 – June 10 2020

From: [Holly D. Golden](#)
To: [PlanningCommission](#)
Cc: [Matz, Nicholas](#); [Jim Rivard](#)
Subject: 100 Bellevue Way SE proposed amendment comment letter
Date: Monday, June 08, 2020 15:25:40
Attachments: [SRM Letter of Support for Comprehensive Plan Amendment Proposal - Planning Commission Letter 4812-0565-8047 v.1.pdf](#)

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

Hello,

Please find attached a comment letter in support of the proposed Comprehensive Plan Amendment at 100 Bellevue Way SE.

Thanks,
Holly

Holly D. Golden

Hillis Clark Martin & Peterson P.S.

999 Third Avenue | Suite 4600 | Seattle, WA 98104

d: 206.470.7656 | 206.623.1745 | f: 206.623.7789

holly.golden@hcmp.com | www.hcmp.com | [vCard](#) | [view my bio](#)

Confidentiality Notice:

This communication (including all attachments) is confidential and may be attorney-client privileged. It is intended only for the use of the individuals or entities named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately.

MEMORANDUM

Date: June 8, 2020
To: Bellevue Planning Commission
From: SRM & HCMP
Subject: SRM Letter of Support for Comprehensive Plan Amendment

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 SE and S Main Street (the "**SRM Property**"). This site, located at a highly visible, trafficked, and increasingly important intersection, can become **Bellevue's signature southern gateway into Downtown Bellevue**. In addition, this letter supports an expanded geographic scope for the Amendment to include an eastwardly adjacent and similarly situated property that too can help create this transformative gateway.

I. **SRM Property Comprehensive Plan Amendment Proposal**

In January 2020, SRM submitted a Bellevue Comprehensive Plan Amendment proposal (the "**Proposal**") 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 Proposal 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 SE and Main Street, the uniform zoning designation requested in the Proposal 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.

The SRM Property is part of the crucial intersection of Bellevue Way SE and Main Street, and at present, hosts a set-back, fast-food restaurant and small strip mall. Yet, SRM envisions a dynamic gateway into Downtown Bellevue, providing ground-level commercial and much needed residential accommodations tailored for the City Center South subarea with an **aesthetic authentic to, and reflective of, the local neighborhood**. As SRM has brought several properties along this gateway under common ownership, the City has a unique opportunity to have a gateway created with a **singular vision and compatibility**.

In addition to being consistent with the Downtown Bellevue Subarea and City Center South goals, the Proposal provides a growing Bellevue with necessary housing via a **mixed-use development**. Indeed, the Bellevue Comprehensive Plan describes City Center South as an “emerging mixed-use neighborhood,” and as such, SRM’s planned development would help bring the **mix of commercial and residential units** that are beginning to define the local neighborhood.

Throughout the past decade, Bellevue has heavily invested in crucial infrastructure to support its rapidly growing community. Largely due to Bellevue’s environmentally conscious approach of offering a variety of **multi-modal transportation options**, the SRM Property is conveniently located close to, and will benefit from, numerous transportation options including **bus stops, bike lanes, Sound Transit LinkRail stations and the Grand Connection**.

Ultimately, however, the ability for SRM to create this transformative gateway largely depends on whether the current split-zoning impediment can be rectified through the Comprehensive Plan Amendment. We encourage the Bellevue Planning Commission to support the Proposal.

II. Expanded Geographic Scope for the Radford Property

Eastwardly adjacent to the SRM Property, and part of the same potential corner gateway area, lies three parcels owned by Radford. Two parcels are zoned DT-MU, and the southern Radford parcel is a single surface parking lot zoned “Office” (the “**Radford Property**”). Due to extensive shared characteristics including location, access to transportation, furtherance of similar Comprehensive Plan and Subarea policies, redevelopment inhibited by differently zoned land, and the ability to create a more cohesively designed gateway into Downtown Bellevue, SRM supports an expanded geographic scope of its Proposal.

CONCLUSION

SRM is excited by the opportunity to transform an important Bellevue intersection into Bellevue’s signature southern gateway into Downtown Bellevue – a vision the Bellevue Planning Commission can make real by approving the Proposal and fixing the SRM Property’s split-zone designation. In addition, SRM supports an expanded geographic scope for the Radford Property that would enhance the redevelopment potential of this crucial gateway corner.

Tri Western Syndicated Investments, LLC
10423 Main Street, #4
Bellevue, WA 98004

June 8, 2020

Dear Bellevue Planning Commission,

We write to you today in support of an expanded geographic scope for SRM's Bellevue Comprehensive Plan Amendment proposal (the "**Proposal**") aiming to rectify the split-zoning designation of the SRM property located near the corner of Bellevue Way SE and S Main Street (the "**SRM Property**"). Our property is east of the SRM Property, and part of the same potential corner gateway area. We own three parcels. Two parcels are zoned DT-MU, and one is zoned "Office" (the "**Radford Property**"). We would support an expansion of the geographic scope of the SRM Proposal to change the designation of our Office parcel to DT-MU.

I. Similarly Situated Properties

SRM and Radford envision a transformative southern gateway into Downtown Bellevue, created in coordination by their similarly located, and situated, properties. Similar to the split-zone parcel found on the SRM Property, Radford holds contiguous parcels in the same area and faces a split-zoned development site where each parcel, except a single underutilized surface parking lot, is zoned DT-MU. This lack of cohesive zoning disallows Radford to develop its property in a manner best suited to complement its adjacent DT-MU zoned properties, the SRM planned development, and the City Center South subarea. In short, with the current split-zone condition affecting its development, Radford's ability to help SRM transform this crucial corner gateway is limited.

II. Establishing a Cohesive Southern Gateway into Downtown Bellevue

By expanding the geographic scope of the Proposal to include the Radford Property, the two properties can jointly transform this important corner gateway, working with each other (potentially as a single assemblage and redevelopment site) to create a unified design and establish a sense of quality and performance.

III. Enhancing City Center South's Mixed-Use Identity

A key animating factor behind the Proposal is better tailoring the property to fit the unique City Center South identity. The Bellevue Comprehensive Plan describes the City Center South neighborhood as an emerging "true mixed-use neighborhood" with "new and exciting restaurant, retail, and residential uses" that add "a greater level of activity in the area."¹ Expanding the geographic scope of the Amendment will permit mixed-use development on the Radford Property, allowing the property to accentuate the City Center South mixed-use identity and create a sense of identity cohesion between the mixed-use SRM Property and the mixed-use Radford Property.

¹ Bellevue Comprehensive Plan, pg. 99.

IV. Encourage Neighborhood-Appropriate Scaling and Amenities

Were the geographic scope of the Proposal not expanded, zoning designations progressing eastward from the SRM Property would move from DT-MU, allowing some housing units, to O, allowing more limited housing units and options, to R-30, which almost exclusively allows housing units. Here, the grouping of properties catering to the residential needs of Bellevue is obstructed by an underutilized office-zoned property, that could instead unite the SRM Property and R-30-zoned properties by providing a cohesive residential character. Changing the zoning designation on the Radford Property to DT-MU maintains a transition to the R-30 zone to the east. In fact, it improves upon the “step down, step up” condition because the Office zone has a maximum height of 30 feet, and the R-30 zone has a maximum height of 40 feet. In this fashion, expanding the geographic scope also better helps the City meet Policy S-DT-15 to encourage the assembly of land or coordination of development as appropriate to facilitate a quality built environment.

CONCLUSION

Inclusion of the Radford Property into the SRM Proposal as an expansion of geographic scope will further the goals of the city in (1) helping the two properties create an even better area-defining gateway; (2) assist the SRM Property in furthering the mixed-use identity of the City Center South community; and (3) help address zone transitions.

Sincerely,



Paul A. Quintiliani
Asset Advisor to Tri Western Syndicated Investments