

100 Bellevue Way SE 20 102643 AC

Public Comments through June 3 2020

Matz, Nicholas

From: COLIN RADFORD <c.radford@comcast.net>
Sent: Wednesday, May 27, 2020 15:31
To: Matz, Nicholas
Cc: Paul Quintiliani; barryfowen@comcast.net; foster.radford@comcast.net; malia@radfordrealtors.com
Subject: Fwd: Support for SRM request to Amend Comprehensive Plan
Attachments: TWRB LUC SUPPORT of SRMcwr to matz 5.27.20.docx

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

Hello Nick,

Attached is a letter authorized by Tri Western Syndicated Investments, LLC, in support of SRM's petition for amendment to Bellevue's Comp Plan in order to achieve uniform DT-MU zoning along the south border of the CBD. Please advise us of whatever we can do to assist in this change.

Sincerely,

Colin Radford
425 830 6854

Tri Western Syndicated Investments, LLC

**10423 Main Street, #4
Bellevue, WA 98004**

5.22.2020

City of Bellevue

Attention: Nicholas Matz, Senior Planner

NMatz@bellevuewa.gov

**Subject: SRM submitted Bellevue Comprehensive Plan
Amendment (SRM Amendment)**

Radford family members of their Tri Western Syndicated Investments, LLC, have seen and approve a proposed letter from SRM to the City which requests that 'the Radford property' be included into their petition to amend Bellevue's Comprehensive Land Use Plan. SRM has written a letter to the City in January 2020 to request the Deutsch-Rodgers property they wish to develop be entirely one zoning: DT-MU. SRM has shown Tri West the draft of a letter that requests the south line of their property and ours adjacent east (which are BOTH split-zoned DT-MU and O) both be designated DT-MU. This expands the geographic scope of SRM's January request.

The Radfords and Tri West support SRM's request:

It is logical that an entire ownership should be developed as one entity and not forced to subdivide into various uses.

Our properties' existing Office zoning has been isolated by evolving use demand and past Code changes into de facto spot-zoning.

The steep topography of 105th Ave SE and between the SRM and Tri West parcels requires broad planes of parking with limited access and egress to and between fronting streets. Subdividing uses within those planes penalizes best parking plans.

Parking demands and designs and Codes have both changed since the implementation of O – Office land use designation. Tri West does not see O as a useful land use designation.

The natural south gateway to Bellevue's CBD is via Bellevue Way and a block east and west on Main Street for cars, pedestrians and bicyclists. We support Bellevue's Pedestrian Corridor concept. 105th Ave SE Bellevue High School is also a natural adjunct to the Pedestrian Corridor.

For these reasons, Tri West supports SRM's petition to amend Bellevue's Comprehensive Plan to allow each adjacent property to be designated in its entirety DT-MU. Thank you for guiding Bellevue's land use codes into the future,

By Colin W Radford, managing member

Matz, Nicholas

From: Holly D. Golden <holly.golden@hcmp.com>
Sent: Tuesday, May 26, 2020 16:22
To: Matz, Nicholas
Cc: Jim Rivard
Subject: RE: UPDATE: Planning Commission JUNE 3 study session on 2020 proposed plan amendments
Attachments: Radford Property Geographic Scope Expansion Arguments Memorandum 4823-1623-4172 v.4.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

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Hello Nicholas,

I hope you're doing well and staying healthy! Thank you for the update on the Planning Commission's schedule. I'm glad to hear the process will move forward with a virtual meeting next week. I know the focus at this stage is the geographic scoping consideration for the proposed amendments. Please see the attached memo, which expresses the applicant's support for expanding the geographic scope of the 100 Bellevue Way SE proposed amendment to include the office-zoned Parcel No. 5223300265 immediately to the east (the "Radford Property").

There's an opportunity to include the Radford Property in a larger assemblage (also including the two parcels to the north, which are already zoned DT-MU and in common ownership). This will improve the opportunity to create a gateway and fulfill the Comprehensive Plan goals.

Please let me know if you have any questions, and I'll "see" you on June 3.

Thank you,
Holly

Holly D. Golden

Hillis Clark Martin & Peterson P.S.

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From: Matz, Nicholas [mailto:NMatz@bellevuewa.gov]
Sent: Thursday, May 21, 2020 5:35 PM
To: Matz, Nicholas <NMatz@bellevuewa.gov>
Subject: UPDATE: Planning Commission JUNE 3 study session on 2020 proposed plan amendments

2020 proposed Comprehensive Plan amendments applicants, agents, and parties of interest:

As you are aware, the **May 27** City of Bellevue Planning Commission meeting has been canceled. The cancellation is due to the city's response to the COVID-19 virus, the closure of Bellevue City Hall for public access and for holding public meetings, as prescribed by Governor Inslee's orders. To the extent possible, the city is continuing to deliver services in various alternate ways.

The Planning Commission is now scheduled to hold a **June 3** Study Session special meeting whose sole agenda topic is the set of 2020 proposed plan amendments. This meeting will be a virtual meeting, held on the Zoom online meeting platform. **You will** receive information about how to access and participate in the meeting, as prescribed by Governor Inslee's orders regarding public meetings, and the meeting will be conducted in the same online manner as the virtual meetings of the Bellevue City Council held to date.

The virtual study session will review the extent of geographic scoping and will review appropriate data requests of commissioners. Both of these reviews are intended to inform the staff recommendation that will be prepared for the Threshold Review public hearings. These hearings **have not** been scheduled, and a staff recommendation **will not** be discussed on June 3.

The [web site](#) is kept up to date with information regarding the 2020 proposed plan amendment review process. Any written comments made to any of the applications will be available on the web site, and will be provided to the Planning Commission.

This is not a legal notice; this information is provided to applicants, agents, and parties of interest to the 2020 proposed annual plan amendments.

Nicholas Matz AICP
Senior Planner
425 452-5371
Pronouns: he/him/his

COVID-19 Alert

The city is responding to the COVID-19 outbreak with [actions](#), [updates](#) and [business resources](#). Get and give help at [community resources](#). The [Covid-19 Community Response](#) page recognizes all of the neighborly actions (big and small!) that help affirm our connections to one another—even as we follow guidance from Public Health Seattle & King County to stay apart.

Please be aware that email communications with city staff are considered public records and may be subject to public disclosure.

MEMORANDUM

Date: May 20, 2020
To: Nicholas Matz
From: HCMP & SRM
Subject: Radford Property Expanded Geographic Scope Support

INTRODUCTION

In January 2020, SRM submitted a Bellevue Comprehensive Plan Amendment (an “**Amendment**”) aiming to rectify the split-zoning designation of its property adjacent to Bellevue Way NE and S. Main Street (the “**SRM Property**”) by establishing a unified DT-MU zone designation. To the east of this site lays property owned by Radford (the “**Radford Property**”). SRM is following up on its Amendment application to support an expanded geographic scope to include Radford Property.

When Bellevue (the “**City**”) considers Comprehensive Plan Amendments, the City also considers whether an expansion of the geographic scope of the amendment proposal is appropriate. Under Bellevue Municipal Code (“**BMC**”) 20.30I.140.F., when the City is considering such geographic scope expansion, “shared characteristics with nearby, similarly situated property [must be] identified and the expansion [must be] the minimum necessary to include properties with those shared characteristics.” Pursuant to BMC 20.30I.130.A.1.a.ii., “expansion of the geographic scope may be recommended if nearby, similarly situated property shares the characteristics of the proposed amendment’s site” and “[e]xpansion shall be the minimum necessary to include properties with shared characteristics.” SRM supports an expansion of the geographic scope of its Amendment proposal to include the Radford Property and believes such expansion is appropriate given: (1) the shared characteristics between the SRM and Radford properties; (2) such expansion is the minimum necessary for properties containing such shared characteristics; and (3) the expansion will advance key City Comprehensive Plan policies and cultivate a stronger City Center South, and Bellevue, community.

SUMMARY

SRM supports including the Radford Property via the geographic scope analysis, because, in addition to meeting the BMC 20.30I “shared characteristics” and “minimum necessary” requirements, its inclusion: (1) allows for a more cohesively designed gateway into Downtown Bellevue from its southern border; (2) enhances the mixed-use identity of the City Center South community; and (3) provides a seamless transition between properties catering to residential needs, thereby creating a more appropriate neighborhood design.

ANALYSIS

I. Shared Site Characteristics

The Radford and SRM properties share numerous characteristics that make the Radford Property an appropriate and transformative candidate to include in an expanded geographic scope of the SRM Amendment.

A. Establishing a Cohesive Gateway into Southern Bellevue

One of the most important characteristics of the SRM Property is its key location close to the corner of Main Street and Bellevue Way NE. This corner location is a crucial entry point and gateway into the Downtown Subarea from the south of Downtown. Bellevue Comprehensive Plan Policy S-DT-48 states the City should strive to “[p]rovide for a sense of approach to Downtown at key entry points through the use of gateways and identity treatments that convey a sense of quality and performance.”

By expanding the geographic scope of the Amendment to include the Radford Property, the two properties can jointly transform this important corner gateway, working with each other to create a unified design to create a sense of quality and performance. Incorporating this property into the expanded geographic scope of the Amendment would allow a more cohesive reinvention of this corner gateway, where the Radford Property works alongside the SRM Property to establish a single unified gateway identity. The ability to create this single unified gateway identity is greatly enhanced where the two properties share the same DT-MU zoning designation.

This unified development concept likewise plays into policy S-DT-15: “Encourage the assembly of land or coordination of development as appropriate to facilitate a quality built environment.” This policy goal is even more important given the gateway location of the properties.

Additionally, incorporation of the Radford Property is the minimum necessary to achieve these policy goals due to its position across the block from the SRM Property, uniquely creating a cohesive gateway development site opportunity.

B. Enhancing City Center South’s Mixed-Use Identity

A key animating factor behind the SRM Amendment 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

¹ Bellevue Comprehensive Plan, pg. 99.

identity and create a sense of identity cohesion between the mixed-use SRM Property and the mixed-use Radford Property.

As adjoining properties with similar development goals, identical zoning for the two properties allows Bellevue to craft a consistent narrative about what the City Center South's core identity is, and how that identity is evolving into a "true mixed-use neighborhood" that Bellvueites turn to for "new and exciting restaurant, retail, and residential uses." In expanding the geographic scope of the Amendment, the City would "encourage development of neighborhood-serving retail uses;"² and help the City Center South community "maintain their local, distinctive neighborhood character, while recognizing that some neighborhoods may evolve."³

Additionally, by expanding the geographic scope of the amendment, the City would allow for a cohesive redevelopment of the SRM and Radford properties that could help establish a complementary route to the Grand Connection along Main Street, consistent with S-DT-94.1. Including the Radford Property in the Amendment could cluster retail that would "excite the sidewalk" and draw more people to Main Street, which adjoins the SRM Property. This could expand the positive economic impact of one of the most innovative pedestrian-oriented plans in the City's history. Furthermore, expansion to incorporate the Radford parcel is the minimum necessary to achieve these positive outcomes due to the Radford Property's unique position close to Main Street like the SRM Property.

C. Encourage Neighborhood-Appropriate Scaling and Amenities

The SRM Amendment is necessary to fix a split-zoning designation for the SRM Property. The southern boundary edge of downtown can be made more uniform by expanding the geographic scope of the Amendment to incorporate the Radford Property. Incorporating the Radford Property not only helps create a more regular southern Downtown DT-MU zoning designation, but also create a logical and seamless transition from a mixed-use zoned property to a R-30 zoned property.

Were the geographic scope of the Amendment not expanded, zoning designations progressing eastward from the SRM Property would move from DT-MU, allowing some housing units, to O, allowing no housing units, to R-30, which 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 likewise providing housing units. 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.

² Policy S-DT-92.

³ Policy LU-29.

Nicholas Matz
May 19, 2020
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Expanding the geographic scope of the Amendment to incorporate the Radford Property is the minimum necessary to address the neighborhood-appropriate scaling problem because without the expansion, the Radford Property would be the singular office-zoned property in between the SRM Property and R-30 zoned property to the east.

CONCLUSION

Inclusion of the Radford Property into the SRM Comprehensive Plan Amendment as an expansion of geographic scope expansion 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. The applicant of the SRM Comprehensive Plan Amendment supports a geographic scope expansion to include the Radford Property.