

NE 8th Street Partners 20-102741 AC

Public Comments through June 3, 2020

Matz, Nicholas

From: Michelle Leszcynski <michelle@sgidinc.com>
Sent: Tuesday, February 18, 2020 17:34
To: Matz, Nicholas
Subject: RE: 20-102741 - 13635 and 13655 NE 8TH

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Thank you for such a quick response.

I have looked up the parameters for R-30 zoning and see that there is a height limit of 40 feet and 55 if basement parking is provided. Height was my primary concern at this point but I will follow the progress on this project to see what the final construction proposal is.

Michelle J. Leszcynski

Sue Genty Interior Design Inc.
12811 NE 126th Pl.
Kirkland, WA 98034
425-827-3438 office

From: Matz, Nicholas [mailto:NMatz@bellevuewa.gov]
Sent: Tuesday, February 18, 2020 5:16 PM
To: Michelle Leszcynski
Subject: RE: 20-102741 - 13635 and 13655 NE 8TH

Michelle Leszcynski -

Thank you for your comments. You are included as a party of interest to the 2020 NE 8th Street Partners proposed plan amendment. Through email you will receive information about the Planning Commission's review and evaluation of this 2020 proposed Comprehensive Plan amendment.

Mr. Moniz represents the owner—TC Yu—of the property. In Washington state, changes to land use must first go through an amendment to the long-range plan—the Comprehensive Plan—before rezones can occur. The land use categories in the Comprehensive Plan are similar to but not the same as the zoning code categories. This can be confusing. The Yu request for NE 8th Street Partners is to change the current Office designation to Multifamily Residential-High (MF-H). While Comp Plan Office corresponds to zoning code Office, the MF-H Comp Plan designation corresponds to an R-30 zoning code category (allowing 30 dwelling units per acre.) So yes, the intent is to rezone to residential 30 units per acre. You can look at the Comp Plan Glossary [here](#) and the R-30 zoning code information [here](#).

Additional information is available through the application materials; please see the [Comprehensive Plan Amendments page](#) and the [February 13 Permit Bulletin](#) for additional information.

The city strongly encourages engagement in the early and continuous public participation that is represented by the Planning Commission's study, review, hearing, and recommendation process for proposed plan amendments, and the City Council's exercise of its legislative authority in reviewing and taking action on proposed plan amendments. The

Comprehensive Plan page will be kept updated regarding plan amendment review. Plan amendments status are tracked on MyBuildingPermit.com.

The Planning Commission will be introduced to the 2020 proposed plan amendments at its February 26 meeting. It is likely that the Commission will begin its preliminary review of the Threshold Review LUC 20.30I.130A proposals and provide direction on geographic scoping at its March 25 meeting. **Neither** of these meetings are the Threshold Review public hearing and a Threshold Review staff recommendation has **not** been proposed or presented.

Please contact me with anything else.

Nicholas Matz AICP

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



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

From: Michelle Leszcynski <michelle@sgidinc.com>
Sent: Tuesday, February 18, 2020 17:05
To: Matz, Nicholas <NMatz@bellevuewa.gov>
Subject: 20-102741 - 13635 and 13655 NE 8TH

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Hi Nicholas

I am a concerned neighbor of this property and I have a question about the filing on this re-classification submittal. Per the application it states that Mr. Moniz is proposing a change of zoning classification from O (office) to MF-H (multifamily High density).

I do not see MF-H as a zoning classification in the City of Bellevue zoning codes. Am I not finding the correct section of the zoning code? If so can you point me to the correct section in the zoning code so I can see the building parameters for this classification.

Or, is the intent to re-zone this to R-30? Which is the zoning classification of the neighboring parcel.

Thank you

Michelle J. Leszcynski

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Matz, Nicholas

From: Ekaterina Zakharoff <ezlatinusa@gmail.com>
Sent: Thursday, February 13, 2020 16:57
To: Matz, Nicholas
Subject: Project 20-102741AC

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Nicholas,

My name is Ekaterina Zakharova and I am the commercial tenant at 13635 NE 8th St Ste 104, Bellevue, WA 98005. Today I saw a proposed land use action sign next to the property we lease. I would like to know the plans as we have a 5 year lease contract that expires in March 2024.

Regards,

Ekaterina Zakharova

Ekaterina Zakharoff World Cup Professional Latin finalist 425.319.0798