

2018 Annual Threshold Review Comprehensive Plan Amendment
Recommendation and Consideration of Geographic Scoping
Site-Specific Amendment

Newport Hills Shopping Center Redevelopment

Staff recommendation: *Include* the Newport Hills Shopping Center Redevelopment Comprehensive Plan Amendment in the 2018 annual work program. If included, *do not expand* the geographic scope of the proposal.

Application Number: 18-103965 AC

Subarea: Newport Hills

Original Addresses: 5600 119th Avenue SE, 5804 119th Avenue SE, 11905 and 11919 SE 56th Street

Applicants: Toll Brothers LLC

PROPOSAL

Threshold Review is the first step in Bellevue’s two-part plan amendment review process. Its purpose is to determine the amendments that should be included in the annual Comprehensive Plan Amendment work program. If included, the application would move forward to the next step of performing Final Review evaluation and decision, with staff review, Planning Commission public hearing, and City Council action.

Newport Hills Shopping Center Redevelopment

This privately-initiated application would amend 6.4 acres of the Newport Hills Subarea map from Neighborhood Business (NB) to Neighborhood Mixed Use (NMU) at 5600 119th Avenue SE, 5804 119th Avenue SE, and 11905 and 11919 SE 56th Street.

This application would also amend relevant text in the Newport Hills Subarea Plan to include references to the NMU designation (see Attachment 3), and to amend Policy LU-19 in the Land Use Element:

Policy LU-19: *Support mixed residential/ commercial development in all Neighborhood Business, Neighborhood Mixed Use, and Community Business land use districts in a manner that is compatible with nearby uses.*



Neighborhood: Newport Hills

The application proposes to encourage mixed-use development by applying the NMU designation to the area. Adding references to NMU in the Subarea Plan and the Land Use Element will update support of existing uses and opportunities for mixes of new uses, including housing.

The application intends the NMU district as an additional tool to facilitate a range of housing and improve economic development in an area greatly in need of revitalization, based on the Comprehensive Plan’s Vision mandates to facilitate vibrant neighborhoods and a strong economy. The application states that NMU is a choice better suited for neighborhood business district redevelopment. Subarea Plan policies

would guide the seamless integration of nearby uses (existing multifamily, commercial uses to the west, and the community gathering space of the Newport Hills Swim and Tennis Club) into a revitalized mixed-use neighborhood center.

The Comprehensive Plan intends that redevelopment opportunities in the Newport Hills commercial district could include a mixed-use component where retail and housing are integrated and that introducing housing to this neighborhood business area may help support a greater variety of retail uses (p. 208). The applicant states that the NMU is a choice more likely than the existing NB to successfully implement longstanding Subarea Policy.

OVERVIEW OF STAFF RECOMMENDATION

Staff recommends *including* this CPA application in the 2018 work program because the application meets all Land Use Code decision criteria for Threshold Review of a privately initiated Comprehensive Plan Amendment (LUC20.30I.140) and that in particular the following decision criteria are met:

- E. The proposed amendment addresses significantly changed conditions since the last time the pertinent Comprehensive Plan map or text was amended*

The context of the issue for this proposal is a commercial and community gathering space that has struggled to define how best to revitalize. The “tools” for successful revitalization are 1) a willing community, 2) willing businesses, 3) a willing property owner, 4) realistic assessment of market conditions, and 5) an effective land use designation.

It is in this fifth tool that we find the significantly changed condition. It has been some time since the Subarea Plan’s 1994 adoption stated its intent to physically revitalize this community gathering space, one that occupies such a prominent role in Newport Hills and Lake Heights. Over that time, businesses and residents have adapted with various degrees of success to the site’s changing physical plant, and to changes in single-purpose market conditions for aging neighborhood commercial centers in this and surrounding areas.

While passage of time is not a significantly changed condition, the Comprehensive Plan anticipated that Neighborhood Business would be up to the task of revitalizing this aging neighborhood commercial center. Instead, the history of revitalization attempts including land use and feasibility analyses, proposed code changes, Bill Pace’s farmers market tenure, two (2) ten-year GMA updates of the general Plan, development applications, and now two comprehensive plan amendments, demonstrate the unanticipated consequence of the marginal success of NB. Lacking the intent to deliver on three promises of Subarea Plan policy, the designation has failed to bring these revitalization efforts together: 1) mixing in housing as a new ingredient; 2) sustaining local business; and 3) maintaining the “third place” role of the center in the community.

- G. The proposed amendment is consistent with current general policies in the Comprehensive Plan for site-specific amendment proposals.*

The proposed amendment, including its proposed changes to the Newport Hills Subarea Plan in the Housing and Economics section, is consistent with these policies. The solution proposed by the amendment aligns with issues identified in the Land Use Element for neighborhood commercial centers (below), and is consistent with current general policies in the Comp Plan for site-specific amendment proposals (Newport Hills, Neighborhoods, and Economic Development policies.)

Comparing the Neighborhood Mixed Use district with the desires for the commercial district captured in the Subarea Plan illustrate this:

(NMU) Neighborhood Mixed Use

The Neighborhood Mixed Use district is “a land use designation that provides for a mix of retail, service, and residential uses, with an emphasis on neighborhood retail and service uses. This district is designed to be compatible with nearby residential neighborhoods and to be easily accessible from the nearby office and residential uses that it serves.” Glossary p. G-6

Newport Hills Subarea Plan General Land Use

“The Newport Hills commercial district provides goods and services for the neighborhood, and is also the community’s focal point. Both functions may be enhanced in the future through greater communication and cooperation between business owners and residents. Redevelopment opportunities in the Newport Hills commercial district could include a mixed-use component where retail and housing are integrated. Introducing housing to this neighborhood business area may help support a greater variety of retail uses.” p. 208

The NMU represents a different revitalization tool in being able to achieve policy implementation in Newport Hills. It includes residential in mixed use projects, emphasizes redevelopment that supports existing uses, and opportunities for mixes of new uses. The Neighborhood Business designation provides a modest range of essentially single-use functions, and does not include housing as a key revitalization function.

Threshold Review documents that revitalization policy goals have not been realized even while the center’s businesses achieve varying degrees of success in sustaining themselves. It is appropriate for Final Review to examine how NMU may change this dynamic.

BACKGROUND

The Neighborhood Business designation and zoning on the Newport Hills Shopping Center site were established with the 1993 Newport Hills annexation and 1994 adoption of the Newport Hills Subarea Plan. The subarea has seen nine comprehensive plan amendment actions since then.

Application	Proposal	Date	Outcome
Newport Hills Subarea	Plan adoption	October 1994	Resolution 5823
West Ravine	SF-L to SF-UR and SF-H	October 1995	Ordinance 4803
Olson Coal Creek	SF-M to MF-M	December 1998	Ordinance 5118
Wittman Open Space	Open Space Taxation designation	May 1998	Withdrawn
The Oaks	Delete trail requirement	December 1998	Denied
113 th PI SE	West Ravine SF-UR to O	December 2001	Denied
Dana	SF-H to MF-L	October 2003	Denied
Lakevue Luxury Storage	West Ravine SF-UR to LI	April 2004	Withdrawn
Newport Hills Village	NB to MF-M and NB	June 2016	Withdrawn
Newport Hills Shopping Center Redevelopment	NB to NMU	January 2018	In Review

The 2016 Newport Hills Village amendment proposed a change on the shopping center site to mostly Multifamily-Medium while retaining some Neighborhood Business along the 119th Ave SE frontage. The application was withdrawn when it was clear there was uncertainty about how to sustain local business and maintain the “third place” role of the center alongside a mixing in of new housing.

THRESHOLD REVIEW DECISION CRITERIA

The Threshold Review Decision Criteria for a proposed Comprehensive Plan Amendment are set forth in the Land Use Code in Section 20.30I.140. A proposal must meet all the criteria to be included in the annual CPA work program. Department of Planning and Community Development staff has concluded that the proposal should be *included* in the annual CPA work program.

Threshold Review Decision Criteria	Meets/ <i>Does Not Meet</i>
A – Appropriately addressed through Plan	Meets
B – Compliance with three-year limit	Meets
C – Does not raise policy issues outside CPA	Meets
D – Reasonably reviewed with resources	Meets
E – Addresses significantly changed conditions	Meets
F – Expand Geographic Scope	Meets
G – Consistent with current general Plan policies	Meets

This conclusion is based on the following analysis:

- A. *The proposed amendment presents a matter appropriately addressed through the Comprehensive Plan; and*

The proposed amendment presents such a matter. The question of appropriate density on such site is appropriately addressed through Comprehensive Plan land use strategies that ensure that redevelopment fits into neighborhoods with a goal of maintaining and enhancing shared qualities of stability, maintenance, and healthy levels of re-investment.

- B. *The proposed amendment is in compliance with the three-year limitation rules set forth in LUC 20.30I.130.A.2.d; and*

The proposed amendment is in compliance. The 2016 CPA application was withdrawn by the applicant (Intercorp) before the City Council would have acted on including it in the annual work program.

- C. *The proposed amendment does not raise policy or a land use issues that are more appropriately addressed by an ongoing work program approved by the City Council; and*

The proposed amendment does not raise such issues. The city’s economic vitality work seeks to sustain an environment that supports local businesses and their established relationships with their communities, but it does not directly address appropriate land use designations.

- D. *The proposed amendment can be reasonably reviewed within the resources and timeframe of the Annual Comprehensive Plan Amendment Work Program; and*

The proposed amendment could be reasonably reviewed within the resources and timeframe of the annual CPA work program. The proposal is a site-specific CPA at the Newport Hills Shopping Center property, including the 60,000 s.f.+ retail buildings, a gas station, restaurant, vacant bank building, and surface parking.

- E. *The proposed amendment addresses significantly changed conditions since the last time the pertinent Comprehensive Plan map or text was amended. See LUC 20.50.046 for the definition (below).*

Significantly changed conditions. *Demonstrating evidence of change such as unanticipated consequences of an adopted policy, or changed conditions on the subject property or its surrounding area, or changes related to the pertinent Plan map or text; where such change has implications of a magnitude that need to be addressed for the Comprehensive Plan to function as an integrated whole. This definition applies only to Part 20.30I Amendment and Review of the Comprehensive Plan (LUC 20.50.046); and*

The context of the issue for this proposal is a commercial and community gathering space that has struggled to define how best to revitalize. The “tools” for successful revitalization are 1) a willing community, 2) willing businesses, 3) a willing property owner, 4) realistic assessment of market conditions, and 5) an effective land use designation.

It is in this fifth tool that we find the significantly changed condition. It has been some time since the Subarea Plan’s 1994 adoption stated its intent to physically revitalize this community gathering space, one that occupies such a prominent role in Newport Hills and Lake Heights. Over that time, businesses and residents have adapted with various degrees of success to the site’s changing physical plant, and to changes in single-purpose market conditions for aging neighborhood commercial centers in this and surrounding areas.

While passage of time is not a significantly changed condition, the Comprehensive Plan anticipated that Neighborhood Business would be up to the task of revitalizing this aging neighborhood commercial center. Instead, the history of revitalization attempts including land use and feasibility analyses, proposed code changes, Bill Pace’s farmers market tenure, two (2) ten-year GMA updates of the general Plan, development applications, and now two comprehensive plan amendments, demonstrate the unanticipated consequence of the marginal success of NB. Lacking the intent to deliver on three promises of Subarea Plan policy, the designation has failed to bring these revitalization efforts together: 1) mixing in housing as a new ingredient; 2) sustaining local business; and 3) maintaining the “third place” role of the center in the community.

Threshold Review documents that revitalization policy goals have not been realized even while the center’s businesses achieve varying degrees of success in sustaining themselves. It is appropriate for Final Review to examine how NMU may change this dynamic.

- F. *When expansion of the geographic scope of an amendment proposal is being considered, shared characteristics with nearby, similarly-situated property have been identified and the expansion is the minimum necessary to include properties with those shared characteristics; and*

The site is the main part of the Newport Hills shopping area and includes the gas station and former bank building on the southwest and northwest corners, respectively, and a stand-alone restaurant. Other Neighborhood Business area properties include an older building repurposed as an S-Mart grocery store

across 119th Ave SE to the west. Farther to the southwest from the main site, and still across 119th Avenue SE is another collection of buildings housing retail and office uses. There are no similarly situated or shared characteristics of these other separately-owned properties. Staff has recommended no expansion of the geographic scope.

- G. *The proposed amendment is consistent with current general policies in the Comp Plan for site-specific amendment proposals. The proposal must also be consistent with policy implementation in the Countywide Planning Policies (CPP), the Growth Management Act, other state or federal law, and the Washington Administrative Code; or*

The proposed amendment, including its proposed changes to the Newport Hills Subarea Plan in the Housing and Economics section, is consistent with these policies. The solution proposed by the amendment aligns with issues identified in the Land Use Element for neighborhood commercial centers (below), and is consistent with current general policies in the Comp Plan for site-specific amendment proposals (Newport Hills, Neighborhoods, and Economic Development policies.)

- ***“Aging Commercial Areas.*** *In some older residential areas, neighborhood shopping centers are experiencing high vacancies and struggling to meet changing market conditions. In today’s retail market, more shoppers are choosing regional destinations, larger stores, and online offerings. Smaller shopping centers’ land use mix and urban form may need to be updated to keep them healthy and attracting private investment. In some areas, it may be appropriate to support a wider mix of uses to help fill gaps where there is less demand for traditional retail.” (Land Use Element p. 40.)*
- ***“Neighborhood Commercial Centers - Bellevue has several smaller, neighborhood-oriented retail centers, such as Northtowne, Lake Hills, and Newport Hills. These centers not only provide goods and services to local residents, they serve as important focal points and gathering spaces for the surrounding communities. Neighborhood centers help establish neighborhood identity through the unique mix of local stores, design, and even public art. They are places where people run into their neighbors, where groups gather for meetings, and where celebrations happen. Bellevue recognizes the importance of maintaining the health of these neighborhood centers.***

Local neighborhood centers are not expected to grow significantly, but changes in neighborhood needs and retail demands may change land use over time. For example, older grocery stores that are larger than what is competitive in today’s marketplace may adapt. The city has already seen redevelopment of the Lake Hills shopping center with a new mix of uses, and some form of redevelopment is expected at the Newport Hills shopping center. The Land Use Element supports continued engagement and investment to maintain the health of these important neighborhood centers.

Bellevue residents desire places to gather and connect with neighbors. These places are neither home nor work but an additional type of gathering place referred to as “third places.” The Economic Development Element provides further discussion about the value of revitalizing third places. In some cases, it may also be appropriate to create new neighborhood gathering places.” (Land Use Element p. 43.)

- ***“Adaptability (Neighborhoods Element):*** *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 the changing needs and external pressures that impact their community."

Comparing the Neighborhood Mixed Use district with the desires for the commercial district captured in the Subarea Plan illustrate this:

(NMU) Neighborhood Mixed Use

The Neighborhood Mixed Use district is "a land use designation that provides for a mix of retail, service, and residential uses, with an emphasis on neighborhood retail and service uses. This district is designed to be compatible with nearby residential neighborhoods and to be easily accessible from the nearby office and residential uses that it serves."

Newport Hills Subarea Plan General Land Use

"The Newport Hills commercial district provides goods and services for the neighborhood, and is also the community's focal point. Both functions may be enhanced in the future through greater communication and cooperation between business owners and residents. Redevelopment opportunities in the Newport Hills commercial district could include a mixed-use component where retail and housing are integrated. Introducing housing to this neighborhood business area may help support a greater variety of retail uses."

The NMU represents a different revitalization tool in being able to achieve policy implementation in Newport Hills, including residential in mixed use projects and emphasizing redevelopment that supports existing uses and opportunities for mixes of new uses. The Neighborhood Business designation provides a modest range of essentially single-use functions, and does not include housing as a key revitalization function.

- **Policy S-NH-10.** Support development proposals that include housing opportunities in all Neighborhood Business (NB)-zoned land in the Newport Hills commercial district.
- **Policy S-NH-25.** Recognize the Newport Hills commercial district as a neighborhood center, now, and in redevelopment efforts.
- **Policy S-NH-26.** Emphasize unique retail uses which enhance Newport Hills identity in a redeveloped shopping and commercial district.
- **Policy N-11.** Enable neighborhood-tailored solutions to be localized issues while ensuring they meet citywide responsibilities.
- **Policy ED-24.** Cultivate development of diverse, distinctive, well-defined places that invite community activity and gathering. Specifically facilitate the redevelopment and re-invigoration of older neighborhood shopping centers. Work with stakeholders to transform such centers into high quality and dynamic retail/mixed use commercial areas that also provide a gathering place and sense of community for the neighborhood. Allow for flexibility to repurpose and re-use a variety of building types to accommodate new uses.

- **Policy ED-25.** *Where commercial areas are in decline, work with businesses and other stakeholders to identify corrective actions...*

The proposed CPA is consistent with Countywide Planning Policy for:

- **DP-39:** Develop neighborhood planning and design processes that encourage infill development, redevelopment, and reuse of existing buildings and that, where appropriate based on local plans, enhance the existing community character and mix of uses.

and:

H. State law requires, or a decision of a court or administrative agency has directed such a change.

State law or a decision of a court or administrative agency has not directed the suggested change.

PUBLIC NOTICE AND COMMENT

The 2018 annual proposed amendments were introduced to the Planning Commission with a January 24 “Comprehensive Plan Amendment Overview” study session; a March 14 “Introductory and statutory process review” study session; and an April 25 study session examining the potential expansion of geographic scope for each of the privately-initiated applications.

The Newport Hills Shopping Center Redevelopment application was introduced to the Commission during an April 25, 2018, study session. Notice of the Application was published in the Weekly Permit Bulletin on February 22, 2018, and mailed and posted as required by LUC 20.35.420. Notice of the June 27, 2018, Public Hearing before the Planning Commission was published in the Weekly Permit Bulletin on June 7, 2018, and included notice sent to parties of interest. Owners and residents within the 500-foot noticing perimeter of the site receive official notice, as did people signed up to receive such notices.

Forty-nine public comments have been submitted on this application to date (June 5). Comments continue to be balanced amongst those in favor of the proposal (15), those opposed (19) and those asking for information or to become a party of interest (15). Favorable comments reflect the enduring contribution of this local center to the community, a desire for attractive redevelopment, and the need for housing in Bellevue. Opposing comments touch on a lack of significantly changed conditions, crowded schools, too much traffic from growth, the impact of market rate housing, the desire to retain local merchants, and a lack of street parking. Comments also reflected the intangible aspects of this community asset, regardless of position on the proposal. Comments separately directed to the City Council, the PCD Director, and Planning Commission asked that the hearing date be moved and that additional community engagement be provided.

In this early Threshold Review level of the 2018 CPA review process, engagement focuses on understanding how the process of review applies to all of the proposals. Throughout this effort, one that will continue as part of a year-long process, communities have provided comments that reflect both their concerns and a heightened awareness of the review process. Should the Newport Hills shopping center redevelopment proposed amendment pass through Threshold Review, the city is planning additional resources for robust, specific, and inclusive engagement and outreach later in the summer and fall.

Effective community engagement, outreach, and public comments at Threshold Review

Applicants, residents, and communities are engaging across a variety of media in proactive public participation during the 2018 annual review process. The city's early and continuous community engagement includes:

- Responsive early outreach to requests for information and to become parties of interest
- Responding in writing to each written public comment submitted and returning phone calls
- Expanded web page material at Comprehensive Plan Amendments with the review schedule, the applications list, and a "What's Next" timeline
- A January 24 "Comprehensive Plan Amendment Overview" Planning Commission study session
- A March 14 "Introductory and statutory process review" Planning Commission study session
- Official Weekly Permit Bulletin notice as required

Public comments come in throughout the process. All written comments are included in the public record, for reference and for use by decision-makers. At the various steps, the comments are included in their original form to the Planning Commission as attachments to staff report recommendations. They are posted on the web site.

ATTACHMENTS

1. Site map
2. Application materials
3. Public Comments



City Parks
Parcels




NHSC Redevelopment CPA

0 186 371

Scale 1: 2,227 Feet



DOCUMENT ROUTING FORM

Routed On: 01/31/2018
Prepared by: JSTAMS

Folder: 18 103965 AC

Target Date: 05/31/2018

Folder Name: Newport Hills Shopping Center Redevelopment

Site Address: 5600 119th Ave SE

Folder Type: Comprehensive Plan Amendment

Sub Type: Private

Work Proposed: Site Specific

Description: Amend NB and R30 to NMU.

Quick Review?:

Project Contact: Toll Bros., Inc Charles Hare

Phone: (425) 825-5319

Subject: Application Intake Process

Materials Routed:

Routed On: 01/31/2018

XXX	Land Use
XXX	Utilities
XXX	Transportation
XXX	Policy Planning

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ATTORNEYS AT LAW

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May 24, 2018

VIA E-MAIL

Bellevue Planning Commission
Bellevue City Hall
450 110th Avenue NE
Bellevue, WA 98004
PlanningCommission@bellevuewa.gov

Re: Updated Summary of Community Engagement
Newport Hills Shopping Center Comprehensive Plan Amendment Application
File # 18 103965 AC

Honorable Commissioners:

We represent Toll Bros., Inc. (“**Toll**”) with respect to Toll’s application for a Comprehensive Plan Amendment and Rezone of the Newport Hills Shopping Center (the “**CPA/Rezone Proposal**”). In your first meeting to review the 2018 Comprehensive Plan Amendment requests, we explained we would follow your discussions and public comments, and provide supplemental information from time to time. We write today to provide an update on Toll’s continued community outreach and engagement efforts to communicate the facts of the CPA/Rezone Proposal and listen to the concerns of community members. Enclosed is an updated summary of Toll’s community outreach to date.

Toll will continue to engage with the community and the Planning Commission to assure accurate information is communicated and concerns are addressed throughout the Comprehensive Plan Amendment process. Toll looks forward to continuing to work with the City and interested community members to realize a vibrant and reimagined community center at the Newport Hills Shopping Center.

Very truly yours,



Nancy Bainbridge Rogers

Enclosure

cc: Nicholas Matz (nmatz@bellevuewa.gov)

nrogers@cairncross.com
direct: (206) 254-4417

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Newport Hills Shopping Center

Community Outreach Summary (updated May 2018)

Toll Brothers has conducted numerous meetings with various community members, business owners and Council persons to learn about the differing viewpoints, concerns and desires for redevelopment of the existing shopping center site into an updated mixed-use village center site, and to explain conceptually what Toll Brothers hopes to achieve with the reimagined village center.

- September 28, 2017 Sit-down with Mustard Seed Grill owner.
- October 4, 2017 Lunch meeting with the primary owner of Resonate Brewery + Pizzeria.
- October 4, 2017 Meeting at Mustard Seed Grill with three persons representing Newport Hills Community Club.
- October 4, 2017 Drop-in introduction to Stoddard's Batting Cages.
- October 17, 2017 Sit-down with Board member of Lake Heights Community Club.
- October – December Numerous phone calls and meetings with Board members of Newport Hills Swim Club.
- November 14, 2017 Guest speaker at Newport Hills Community Club membership meeting attended by 40 – 50 persons and lasting about two hours.
- November – January Several drop-in visits/revisits with existing tenants.
- January 8, 2018 Lunch meeting with Owner of the adjacent Chevron Station site.
- January 30, 2018 Guest speaker at Lake Heights Community Club membership meeting.
- January 31, 2018 Sit-down with interested neighborhood long-time resident as follow-up to Newport Hills Community Club meeting of 11/14/2017.
- February Multiple meetings with individual Newport Center business owners on-site.
- February 20, 2018 Guest speaker at Newport Hills Townhomes Homeowners' Association member meeting attended by 25-30 HOA members and the Board.
- February – May Ongoing meetings/conversations with Newport Hills Shopping Center tenants, including 13 in-person meetings with 8 tenants, and telephonic

conversations with 2 other tenants to provide updates on the application process, timeline, and redevelopment vision.

February – May

Continued and ongoing telephonic, email and/or in-person conversations with multiple individual community residents – about two dozen such encounters to-date.

June

Mailer to be sent to all Newport Hills households describing Toll's vision for a reimagined center.



Application for
COMPREHENSIVE PLAN AMENDMENT

CPA YEAR 2018, APPLICATION DATE: 1/31/18	TECH INITIALS <i>AS</i>	AMANDA PROJECT FILE: <i>18 103965 AC</i>
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1. Project name Newport Hills Shopping Center Redevelopment
2. Applicant name Toll WA LP Toll Bros., Inc. Agent name Charles Hare
3. Applicant address 8815 122nd Ave. NE, Suite 200, Kirkland, WA 98033
4. Applicant telephone (425) 825-5319 fax () e-mail chare@tollbrothers.com
5. Agent telephone (425) 825-5319 fax () e-mail chare@tollbrothers.com

This is a proposal to initiate a site-specific Comprehensive Plan Amendment proposal (Go to Block 1)
This is a proposal to initiate a non site-specific Comprehensive Plan Amendment proposal (Go to Block 2)

BLOCK 1 2124059066, 2124059064, 2124059042,
Property address and/or 10-digit King County parcel number 2124059036; and a portion of 6072740000

Proposed amendment to change the map designation from existing NB and ME-High to proposed NMU

Site area (in acres or square feet) ~~312,131 square feet~~ 309,015 square feet

Subarea name Newport Hills

Last date the Comprehensive Plan designation was considered 1994 (Newport Hills Subarea) and 2015 CPU.

Current land use district (zoning) NB and RS-O

Is this a concurrent rezone application? Yes No Proposed land use district designation NMU

Go to **BLOCK 3** Community Council: N/A East Bellevue

BLOCK 2

Proposed amendment language. This can be either conceptual or specific amendatory language; but please be as specific as possible so that your proposal can be adequately evaluated. If specific wording changes are proposed, this should be shown in ~~strike-out~~/underline format. Attach additional pages as needed.

See attached Addendum.

Reference Element of the Comprehensive Plan (e.g., Land Use, Transportation, Housing, Capital Facilities):

Last date the Comprehensive Plan policy or text was considered 1994 (Newport Hills Subarea) and 2015 CPU.

Go to **BLOCK 3**



BLOCK 3

Support for the proposed amendment. Explain the need for the amendment—why is it being proposed? Describe how the amendment is consistent with the Comprehensive Plan Vision (Web link). Include any data, research, or reasoning that supports the proposed amendment. Attach additional pages as needed.

See attached Addendum.

Go to **BLOCK 4**

BLOCK 4a

Evaluating the proposed amendment. Explain how the proposed amendment is consistent with the Threshold Review Decision Criteria in LUC Section 20.30I.140 (see Submittal Requirements Bulletin #53). Attach additional pages as needed.

See attached Addendum.

BLOCK 4b complete this section only for a site-specific concurrent rezone

Evaluating the proposed concurrent rezone. Explain how the proposed rezone would be reviewed under Rezone Decision Criteria in Land Use Code Section 20.30A.140. Attach additional pages as needed.

See attached Addendum

I have read the Comprehensive Plan and Procedures Guide

NOTICE OF COMPLETENESS: Your application is considered complete 29 days after submittal, unless otherwise notified.

Signature of applicant  Date January 31, 2018

I certify that I am the owner or owner's authorized agent. If acting as an authorized agent, I further certify that I am authorized to act as the Owner's agent regarding the property at the above-referenced address for the purpose of filing applications for decisions, permits, or review under the Land Use Code and other applicable Bellevue City Codes and I have full power and authority to perform on behalf of the Owner all acts required to enable the City to process and review such applications.

I certify that the information on this application is true and correct and that the applicable requirements of the City of Bellevue, RCW, and the State Environmental Policy Act (SEPA) will be met.

Signature _____ Date January 31, 2018
(Owner or Owner's Agent)

City of Bellevue, Comprehensive Plan Amendment and Rezone Application Addendum
Newport Hills Shopping Center Redevelopment
 January 31, 2018

Block 1.

See Application, Block 1.

Block 2.

Proposed amendment language. This can be either conceptual or specific amendatory language; but please be as specific as possible so that your proposal can be adequately evaluated. If specific wording changes are proposed, this should be shown in ~~strike~~ underline format. Attach additional pages as needed.

The Proposal is a text amendment to the Newport Hills Subarea Plan to encourage mixed-use development by applying the Neighborhood Mixed Use (NMU) designation to property that currently includes the Newport Hills Shopping Center. The Proposal also includes a corresponding amendment to the land use designation and concurrent rezone of the Project site.

The proposed text amendment language is as follows:

Comprehensive Plan Element	Policy or Page Reference	Proposed Amendment Language
Newport Hills Subarea		
	Page 211	The City of Bellevue has regulatory incentives for development to include housing in <u>Neighborhood Business (NB) and Neighborhood Mixed Use (NMU)</u> districts, in mixed-use projects.
	Policy S-NH-10, Page 212	Support development proposals that include housing opportunities in all <u>Neighborhood Business (NB) and Neighborhood Mixed Use (NMU)</u> -zoned land in the Newport Hills commercial district.
	Page 214	The <u>Neighborhood Business (NB), Neighborhood Mixed Use (NMU), and Professional Office (PO)</u> zoning that has been established for the commercial district emphasizes support of existing uses and opportunities for mixes of new uses.
Land Use		
	Policy LU-19, Page 55	Support mixed residential/commercial development in all <u>Neighborhood Business, Neighborhood Mixed Use, and Community Business</u> land use districts in a manner that is compatible with nearby uses.

City of Bellevue, Comprehensive Plan Amendment and Rezone Application Addendum
Newport Hills Shopping Center Redevelopment
January 31, 2018

Block 3

Support for the proposed amendment. Explain the need for the amendment – why is it being prepared? Describe how the amendment is consistent with the Comprehensive Plan vision. Include any data, research, or reasoning that supports the proposed amendment.

The City's Comprehensive Plan Vision, in part, mandates future development to facilitate vibrant neighborhoods and a strong economy. Specifically, the Vision emphasizes growth in a manner that "enhances livability of the community" and enables residents to "live in a variety of distinctive, safe and attractive neighborhoods that provide amenities and opportunities for a high quality of life." The Vision also highlights the need for neighborhoods to "respond to change" and work with "partners to meet the community's housing needs" in addition to employing a "wide range of strategies to meet its share of the regional housing need."

The Proposal is consistent with this Vision. The Proposal, if adopted, would provide an additional tool through the Neighborhood Mixed Use district designation that would facilitate a range of housing and improve economic development in an area greatly in need of revitalization. The Newport Hills Shopping Center has been unable to adapt to changing market trends and demands. The Newport Hills Shopping Center includes a 60,734-square foot strip shopping center with abundant surface parking. The Applicant commissioned a market study of the site performed by RCLCO Real Estate Advisors. This study revealed that the site is 79% occupied with tenants that are primarily food and beverage or service-oriented, and subject to month-to-month leases. These studies further indicate that the quickly-evolving retail industry is rendering centers like the current Newport Hills Shopping Center obsolete. Furthermore, and as detailed by the Comprehensive Plan Policies highlighted below, there is significant need in the City for mixed-use developments that respond directly to both economic and housing needs.

The site is currently zoned Neighborhood Business and Multifamily-Residential-30. This combination of zoning does not allow the flexibility needed to develop a successful and vibrant neighborhood center with a dynamic and viable mix of residential and commercial uses.

The Neighborhood Business designation is "a retail land use designation that provides for the sale of convenience goods and personal services for the day-to-day needs of the immediate neighborhood. These sites may also accommodate a limited amount of administrative office space, provided the office use does not interfere with the site's primary neighborhood serving function."

The Multifamily-Residential-30 district is a subcategory of the Multifamily-High-density designation, which is "a residential land use designation allowing up to 30 dwelling units per acre."

The Neighborhood Business designation does not enable the needed combination of commercial and residential uses to create a vibrant livable community and neighborhood center. In contrast, the

City of Bellevue, Comprehensive Plan Amendment and Rezone Application Addendum
Newport Hills Shopping Center Redevelopment
January 31, 2018

Neighborhood Mixed Use designation is “a land use designation that provides for a mix of retail, service, and residential uses, with an emphasis on neighborhood retail and service uses. This district is designed to be compatible with nearby residential neighborhoods and to be easily accessible from the nearby office and residential uses that it serves.”

The Comprehensive Plan specifically designates the Newport Hills Shopping Center as an area for redevelopment into a community focal point. Comprehensive Plan, Land Use, p. 43 (establishing the Newport subarea boundaries). The Newport Hills Subarea Plan states: “Redevelopment opportunities in the Newport Hills commercial district could include a mixed-use component where retail and housing are integrated. Introducing housing to this neighborhood business area may help support a greater variety of retail uses.” Newport Hills Subarea Plan, p. 208. Furthermore, the surrounding uses of multifamily residential development to the east and south, commercial uses to the west, and the community gathering space of the Newport Hills Swim and Tennis Club to the north seamlessly integrate with a redevelopment of the Newport Hills Shopping Center as a mixed-use neighborhood center. The Proposal is consistent with this Vision because the designation of the Newport Hills Shopping Center as Neighborhood Mixed Use will provide the necessary tool to meet both the residential and commercial needs of this site, the Newport Hills community, and the City.

Block 4a

Evaluating the proposed amendment. Explain how the proposed amendment is consistent with the Threshold Review Decision Criteria in LUC Section 20.30I.140 (see Submittal Requirements Bulletin #53).

A. The proposed amendment presents a matter appropriately addressed through the Comprehensive Plan; and

The Proposal is a site-specific Comprehensive Plan Amendment to the Newport Hills Subarea Plan and Land Use Elements of the Comprehensive Plan. Pursuant to LUC 20.30I.130 (Initiation of Comprehensive Plan Amendment Proposals), the Proposal is most appropriately addressed through the Comprehensive Plan annual cycle.

B. The proposed amendment is in compliance with the three-year limitation rules set forth in LUC 20.30I.130.A.2.d; and

In accordance with LUC 20.30I.130.A.2.d.i, the Newport Hills Shopping Center project site has not been the subject of an amendment proposal that went through the threshold review process and was included in the Annual Comprehensive Plan Amendment Work Program in the last three years. This Proposal, therefore, complies with the three-year limitation rules set forth in LUC 20.30I.130.A.2.d.

C. The proposed amendment does not raise policy or land use issues that are more appropriately addressed by an ongoing work program approved by the City Council; and

City of Bellevue, Comprehensive Plan Amendment and Rezone Application Addendum
Newport Hills Shopping Center Redevelopment
January 31, 2018

The Proposal does not raise policy or land use issues that are more appropriately addressed by an ongoing work program approved by the City Council. As described in Block 3 above, the Proposal complies with previous priorities and policies identified and adopted by the City Council, and is a targeted modification of Comprehensive Plan provisions needed to realize goals previously set by the City Council. The Comprehensive Plan amendment process is the most appropriate and efficient way to achieve those goals.

D. The proposed amendment can be reasonably reviewed within the resources and timeframe of the Annual Comprehensive Plan Amendment Work Program; and

The Proposal presents a site-specific amendment in compliance with the Growth Management Act mandate for annual review of the City's land use plan. RCW 36.70A.130. City Staff is familiar with the needs, challenges, and opportunities presented by this site. The Applicant has also done extensive outreach and due diligence regarding the selection of the Neighborhood Mixed Use designation for this site. The combination of these factors provides opportunities for efficiencies and affirms the appropriate review of the Proposal in the Annual Comprehensive Plan Amendment Work Program.

E. The proposed amendment addresses significantly changed conditions since the last time the pertinent Comprehensive Plan map or text was amended. See LUC 20.50.046 for the definition of "Significantly Changed Conditions"; and

Significantly Changed Conditions are defined as "change such as unanticipated consequences of an adopted policy, or changed conditions on the subject property or its surrounding area, or changes related to the pertinent plan map or text; where such change has implications of a magnitude that need to be addressed for the Comprehensive Plan to function as an integrated whole."

While growth itself and the passage of time are not significantly changed conditions, the readily apparent negative impacts of rapid growth, insufficient housing, and changing retail markets are all significantly changed conditions meriting the adoption of the Proposal. Further, it was not foreseen that the existing land use designation and zoning for the site would prevent the site (and surrounding area) from meeting the City's goal of creating a neighborhood center that will serve the existing and future residents of the Newport Hills neighborhood.

As detailed above, the current composition and state of the Newport Hills Shopping Center is not economically viable in light of changing market demands. Additionally, the current zoning of the site as Neighborhood Business and Multifamily Residential-30 prevents development of this site into a successful and vibrant neighborhood center with a dynamic and viable mix of residential and commercial uses, as mandated by the Comprehensive Plan. The Neighborhood Mixed Use land use designation is a clear complement and appropriate tool to address these significant changes and achieve the goals of the Comprehensive Plan.

City of Bellevue, Comprehensive Plan Amendment and Rezone Application Addendum
Newport Hills Shopping Center Redevelopment
January 31, 2018

F. When expansion of the geographic scope of an amendment proposal is being considered, shared characteristics with nearby, similarly situated property have been identified and the expansion is the minimum necessary to include properties with those shared characteristics; and

N/A

G. The proposed amendment is consistent with current general policies in the Comprehensive Plan for site-specific amendment proposals. The proposed amendment must also be consistent with policy implementation in the Countywide Planning Policies, the Growth Management Act, other state or federal law, and the Washington Administrative Code; or

The Proposal seeks to amend the land use designation of the Newport Hills Shopping Center to Neighborhood Mixed Use to facilitate redevelopment of the site as a vibrant and dynamic mixed-use neighborhood center.

The Proposal is consistent with current Comprehensive Plan Policies, including the following:

- Policy S-NH-10: Support development proposals that include housing opportunities in all Neighborhood Business (NB)-zoned land in the Newport Hills commercial district.
- Policy S-NH-25: Recognize the Newport Hills commercial district as a neighborhood center, now and in redevelopment efforts.
- Policy S-NH-26: Emphasize unique retail uses which enhance Newport Hills identity in a redeveloped shopping and commercial district.
- Policy LU-12: Promote maintenance and establishment of small-scale activity areas within neighborhoods that encourage pedestrian patronage and provide informal opportunities for residents to meet.
- Policy LU-15: Provide, through land use regulation, the potential for a broad range of housing choices to meet the changing needs of the community.
- Policy LU-17: Maintain areas for shopping centers designed to serve neighborhoods, recognizing their multiple roles: serving residents' needs, acting as community gathering places, and helping to establish neighborhood identity.
- Policy LU-18: Encourage new neighborhood retail and personal services in locations that are compatible with the surrounding neighborhood, allow for ease of pedestrian access, and enhance neighborhood character and identity.
- Policy LU-19: Support mixed residential/commercial development in all Neighborhood Business and Community Business land use districts in a manner that is compatible with nearby uses.

City of Bellevue, Comprehensive Plan Amendment and Rezone Application Addendum
Newport Hills Shopping Center Redevelopment
January 31, 2018

- Policy LU-23: Provide a diversity of commercial areas outside the Downtown to provide an array of business and development opportunities and to serve other parts of the community.
- Policy LU-25: Assess the compatibility of commercial uses and other more intense uses when located in mixed use and predominantly residential areas.
- Policy N-5: Promote community connections that strengthen the social fabric of neighborhoods, including support for local neighborhood associations, community clubs, community centers, school organizations and non-profits that invest in building community.
- Policy N-7: Support the capacity of local neighborhood communities to actively engage and respond to changing internal neighborhood needs and external stresses.
- Policy HO-2: Promote quality, community-friendly single family, multifamily and mixed use development, through features such as enhanced open space and pedestrian connectivity.
- Policy HO-11: Encourage housing opportunities in mixed residential/commercial settings throughout the city.
- Policy HO-13: Ensure that mixed-use development complements and enhances the character of the surrounding residential and commercial areas.
- Policy HO-18: Promote working partnerships with housing developers to help create a variety of housing types in the community.
- Policy ED-5: Develop and maintain regulations that allow for continued economic growth while respecting the environment and quality of life of city neighborhoods.
- Policy ED-15: Encourage high quality design and urban amenities for public and private development, maintaining development standards to recognize that a quality built environment helps attract the talented workers who will sustain economic growth.
- Policy ED-16: Encourage development of a range of housing opportunities to accommodate Bellevue's growing workforce.
- Policy ED-20: Recognize retail strength as an engine of economic activity and a magnet for visitors.
- Policy ED-21: Support economic development in the city's commercial areas.
- Policy ED-23: Emphasize the value of a range of commercial centers to provide opportunities for a diverse range of businesses.
- **Policy ED-24: Cultivate development of diverse, distinctive, well-defined places that invite community activity and gathering. Specifically facilitate the redevelopment and**

City of Bellevue, Comprehensive Plan Amendment and Rezone Application Addendum
Newport Hills Shopping Center Redevelopment
January 31, 2018

re-invigoration of older neighborhood shopping centers. Work with stakeholders to transform such centers into high quality and dynamic retail/mixed use commercial areas that also provide a gathering place and sense of community for the neighborhood. Allow for flexibility to repurpose and re-use a variety of building types to accommodate new uses. (emphasis added.)

- **Policy ED-25: Where commercial areas are in decline, work with businesses and other stakeholders to identify corrective actions, which may include:**
 - 1. Planning for new uses and new urban forms, leading to proposals for changes to the Comprehensive Plan and zoning;**
 - 2. Developing incentives and other strategies to promote re-investment; and**
 - 3. Targeting investments in public infrastructure that may help catalyze new private sector investment. (emphasis added.)**

The Proposal is also consistent with current Countywide Planning Policies, including the following:

- **Policy DP-2: Promote a pattern of compact development within the Urban Growth Area that includes housing at a range of urban densities, commercial and industrial development, and other urban facilities, including medical, governmental, institutional, and educational uses and parks and open space. The Urban Growth Area will include a mix of uses that are convenient to and support public transportation in order to reduce reliance on single occupancy vehicle travel for most daily activities.**
- **Policy DP-3: Efficiently develop and use residential, commercial, and manufacturing land in the Urban Growth Area to create healthy and vibrant urban communities with a full range of urban services, and to protect the long-term viability of the Rural Area and Resource Lands. Promote the efficient use of land within the Urban Growth Area by using methods such as:**
 - **Directing concentrations of housing and employment growth to designated centers;**
 - **Encouraging compact development with a mix of compatible residential, commercial, and community activities;**
 - **Maximizing the use of the existing capacity for housing and employment; and**
 - **Coordinating plans for land use, transportation, capital facilities and services.**
- **Policy DP-4: Concentrate housing and employment growth within the designated Urban Growth Area. Focus housing growth within countywide designated Urban Centers and locally designated local centers. Focus employment growth within countywide designated Urban and Manufacturing/Industrial Centers and within locally designated local centers.**
- **Policy DP-13: All jurisdictions shall plan to accommodate housing and employment targets. This includes:**

City of Bellevue, Comprehensive Plan Amendment and Rezone Application Addendum
Newport Hills Shopping Center Redevelopment
January 31, 2018

- Adopting comprehensive plans and zoning regulations that provide capacity for residential, commercial, and industrial uses that is sufficient to meet 20-year growth needs and is consistent with the desired growth pattern described in VISION 2040;
 - Coordinating water, sewer, transportation and other infrastructure plans and investments among agencies, including special purpose districts; and
 - Transferring and accommodating unincorporated area housing and employment targets as annexations occur.
-
- Policy DP-38: Identify in comprehensive plans local centers, such as city or neighborhood centers, transit station areas, or other activity nodes, where housing, employment, and services are accommodated in a compact form and at sufficient densities to support transit service and to make efficient use of urban land.
 - Policy DP-39: Develop neighborhood planning and design processes that encourage infill development, redevelopment, and reuse of existing buildings and that, where appropriate based on local plans, enhance the existing community character and mix of uses.
 - Policy DP-40: Promote a high quality of design and site planning in publicly-funded and private development throughout the Urban Growth Area.
 - Policy DP-44: Adopt design standards or guidelines that foster infill development that is compatible with the existing or desired urban character.
 - Policy H-4: Provide zoning capacity within each jurisdiction in the Urban Growth Area for a range of housing types and densities, sufficient to accommodate each jurisdiction's overall housing targets and, where applicable, housing growth targets in designated Urban Centers.
 - Policy EC-16: Add to the vibrancy and sustainability of our communities and the health and well-being of all people through safe and convenient access to local services, neighborhood-oriented retail, purveyors of healthy food (e.g. grocery stores and farmers markets), and transportation choices.

The Proposal is also consistent with the Growth Management Act, specifically the Urban Growth, Reduce Sprawl, Housing, and Economic Development planning goals set forth in RCW 36.70A.020.

H. State law requires, or a decision of a court or administrative agency has directed such a change.

N/A

Block 4b

Evaluating the proposed concurrent rezone. Explain how the proposed rezone would be reviewed under Rezone Decision Criteria in Land Use Code Section 20.30A.140.

City of Bellevue, Comprehensive Plan Amendment and Rezone Application Addendum
Newport Hills Shopping Center Redevelopment
January 31, 2018

A. The rezone is consistent with the Comprehensive Plan; and

The Proposal to amend the zoning of the project site to Neighborhood Mixed Use will allow the site to be developed as a vibrant and dynamic mixed-use neighborhood center, as mandated by the Comprehensive Plan. As detailed above, the Comprehensive Plan expressly designates the Newport Hills Shopping Center as an area for redevelopment into a community focal point. The Newport Hills Subarea Plan states: "Redevelopment opportunities in the Newport Hills commercial district could include a mixed-use component where retail and housing are integrated. Introducing housing to this neighborhood business area may help support a greater variety of retail uses." Newport Hills Subarea Plan, p. 208. The surrounding uses of multifamily residential development to the east and south, commercial uses to the west, and the community gathering space of the Newport Hills Swim and Tennis Club to the north seamlessly integrate with a redevelopment of the Newport Hills Shopping Center as a mixed-use neighborhood center.

The Proposal is also consistent with numerous specific Comprehensive Plan Policies, including the following Policies cited and quoted in full above and restated here by policy number only:

Policies S-NH-10, S-NH-25, S-NH-26, LU-12, LU-15, LU-17, LU-18, LU-19, LU-23, LU-25, N-5, N-7, HO-2, HO-11, HO-13, HO-18, ED-5, ED-15, ED-16, ED-20, ED-21, ED-23, ED-24, and ED-25.

B. The rezone bears a substantial relation to the public health, safety, or welfare; and

The public health, safety and welfare are protected and improved by thoughtful planning and corresponding development of residential and commercial spaces. Rezoning the project site to Neighborhood Mixed Use will facilitate the revitalization of an aging strip shopping center into a vibrant community that will serve as a focal point for the neighborhood. This revitalization will result in a safer environment for the immediate surrounding areas (as a result of improved access and design), a gathering space that will foster community connections, and corresponding enhancements to public health and welfare. Increasingly, studies of the health effects of the built environment are confirming that more vibrant residential communities, which include engaging commercial uses and serve as a neighborhood center, strengthen the fabric of the surrounding community and enhance the public health, safety and welfare. The proposed rezone facilitates the redevelopment of the site in a manner that would similarly support the public health, safety and welfare.

C. The rezone is warranted in order to achieve consistency with the Comprehensive Plan or because of a need for additional property in the proposed land use district classification or because the proposed zoning classification is appropriate for reasonable development of the subject property; and

As detailed above, a rezone of the project site to Neighborhood Mixed Use will facilitate the mandates of the Comprehensive Plan to provide mixed-use development in appropriate

City of Bellevue, Comprehensive Plan Amendment and Rezone Application Addendum
Newport Hills Shopping Center Redevelopment
January 31, 2018

neighborhood centers. The current zoning of Neighborhood Business and Multifamily Residential-30 does not allow development of a successful and vibrant neighborhood center with a dynamic and viable mix of residential and commercial uses, as mandated by the Comprehensive Plan.

D. The rezone will not be materially detrimental to uses or property in the immediate vicinity of the subject property; and

The surrounding uses consist of multifamily residential development to the east and south, commercial uses to the west, and the community gathering space of the Newport Hills Swim and Tennis Club to the north. Redevelopment of the site into a mixed-use neighborhood center would seamlessly integrate with those adjacent uses.

E. The rezone has merit and value for the community as a whole.

The rezone of the site into Neighborhood Mixed Use would enable redevelopment of the site into a mixed-use community that can serve as a community gathering space and focal point of the neighborhood. Additionally, the Applicant has conducted extensive community outreach in an effort to respond to community concerns and needs. As an example of the Applicant's efforts to address these concerns, the Applicant plans to work hard to retain those existing commercial uses that the community has expressed particular affinity for, such as Resonate Brewery + Pizzeria and Mustard Seed Grill. To this end the Applicant is pursuing a phased development strategy so as to enable these commercial uses to continue operating and remain viable throughout construction.

The Applicant has conducted numerous meetings with various community members, business owners and Council persons to learn about the differing viewpoints, concerns and desires for redevelopment of the existing site into an updated mixed-use village center, and to explain conceptually what the Applicant hopes to achieve with the reimagined village center.

A summary of community outreach efforts is provided below:

- September 28, 2017 Sit-down with Mustard Seed Grill owner.
- October 4, 2017 Lunch meeting with the primary owner of Resonate Brewery + Pizzeria.
- October 4, 2017 Meeting at Mustard Seed Grill with three persons representing Newport Hills Community Club.
- October 4, 2017 Drop-in introduction to Stoddard's Batting Cages.
- October 17, 2017 Sit-down with Board member of Lake Heights Community Club.

**City of Bellevue, Comprehensive Plan Amendment and Rezone Application Addendum
Newport Hills Shopping Center Redevelopment
January 31, 2018**

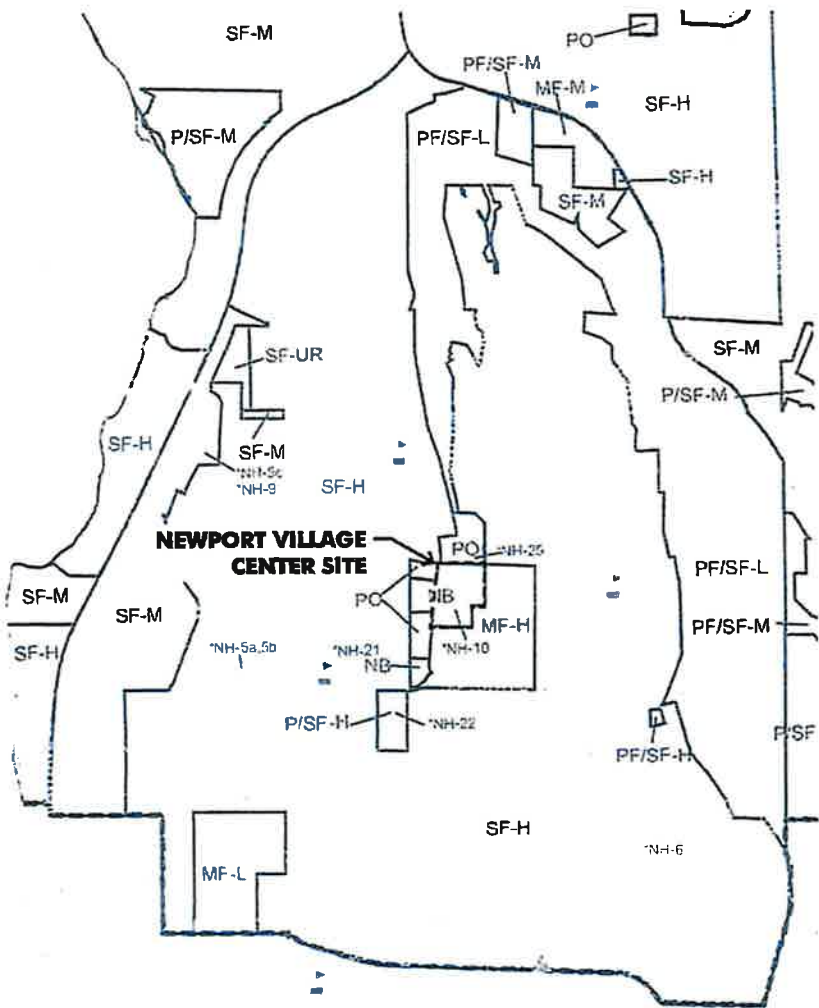
- October–
December 2017 Numerous phone calls and meetings with Board members of Newport Hills Swim Club.
- November 14, 2017 Guest speaker at Newport Hills Community Club membership meeting attended by 40 – 50 persons and lasting about two hours.
- November–
December 2017 Several drop-in visits/revisits with existing tenants.
- January 8, 2018 Lunch meeting with owner of the adjacent Chevron Station site.
- January 30, 2018 Guest speaker at Lake Heights Community Club membership meeting.
- January 30, 2018 Phone call with representative of the Newport Hills Townhomes Association through its third party management company.
- January 31, 2018 Sit-down with interested neighborhood long-time resident as follow-up to Newport Hills Community Club meeting of 11/14/2017.

Subarea Map with Property Identified



NEWPORT VILLAGE CENTER

EXISTING NEWPORT SUB-AREA AERIAL



NEWPORT VILLAGE CENTER

EXISTING NEWPORT SUB-AREA PLAN

Newport Hills Shopping Center Redevelopment CPA 18-103965 AC

Public Comment June 5 – February 23

Matz, Nicholas

From: Chris Trentham <Chris.Trentham@lewisbuilds.com>
Sent: Tuesday, June 05, 2018 7:35
To: Matz, Nicholas; PlanningCommission
Subject: Newport Hills Shopping Center

Dear City of Bellevue,

I would like to submit a comment in opposition of the proposed rezone of the Newport Hills Shopping Center.

Our family has lived in Newport Hills for over 6 years. We fell in love with the community and atmosphere of the hill, which includes the NH Shopping Center. We frequent the NHSC at least 3 times a week for kid's activities, not including eating out at restaurants, haircuts, laundry, mailing needs, and the batting cages.

The current proposed re-zoning of the property (similar to 2016 proposal) provides no benefit to the community, only added benefit to the developers. Traffic, overcrowding at schools, walkability, are all current concerns of the community, and all of these issues would be significantly impacted for the worse, by this proposed re-zoning.

The Newport Hills Shopping Center does need some renovation and maintenance. However, that doesn't mean complete destruction of our community hub, and introducing overcrowded residential units, for the benefit of the developer. The current zoning of NB – Neighborhood Business, does allow for residential development, and there is no compelling reason to change the zoning. Re-zoning this property provides no benefit to the community, and I would like the City of Bellevue to entertain development options that fall under the current zoning of the property.

Thank you,

Chris & Katy Trentham
5411 118th AVE SE
Bellevue (Newport Hills), 98006

Matz, Nicholas

From: Judy Brennan <heyjudy24@hotmail.com>
Sent: Monday, June 04, 2018 19:14
To: PlanningCommission; Matz, Nicholas
Subject: Newport Hills Shopping District

Dear Bellevue Planning Commissioners,

I would like to submit a comment regarding the proposed rezone of the Newport Hills Shopping District.

I have lived in the neighborhood for 5 years. We bought our home here 3 1/2 years ago because of the many features that we love about this community including the good schools, friendly community, walk-ability, close shopping center, safety, and centralized location to other parts of the metropolitan area. We use the Newport Hills Shopping area to buy gas, go out to eat, buy groceries, and our kids have attended tae kwon do for almost 3 years. We also get haircuts, pedicures, treats for the kids, and buy our Halloween costumes at the shopping area. We walk to the shopping area for so many things and that keeps us off the roads. I am very concerned that the rezone and drastic alteration of the shopping center will significantly change our quality of life in Bellevue for the worse. Not only will we lose the many services that we rely on at the shopping center, but we will be forced to deal with many other avoidable issues. I am concerned about the increased traffic and congestion in our neighborhood, not to mention reduced walk-ability. I am also wary of the the safety issues with adding that many residents and cars - changing the dynamics of our community with less communal area for residents to share. I am very concerned what all these new residents would mean for our already crowded school. Newport Heights Elementary hosts the Bellevue School District's Pacific Program for kids with special needs, which is a unique part of our community. We can't fill all our classrooms to the max because these kids need and deserve extra staff and space to learn.

I think we all know the shopping center needs some renovation, but our community should not to suffer the consequences of it's loss. It seems there is so much to lose and nothing to gain with this change. Please, please do not go forward with the proposed rezone of the Newport Hills Shopping Center.

Thank you for your time and attention.

Sincerely,
Judy Brennan

Matz, Nicholas

From: Vicky Pang <jpacific808@yahoo.com>
Sent: Monday, June 04, 2018 15:13
To: Matz, Nicholas
Subject: Newport hill shopping center rezone

Hi, Nicholas

This is Vicky. I am a new resident of Newport Hill. We would like to receive update information on the Newport hill shopping center rezone by Toll brother.

We totally support the Newport Hill Shopping center rezone.

Is there a neighborhood meeting scheduled in June for this rezone?

Thanks

Vicky
Tel: 808-722-5945

Sent from my iPhone

Matz, Nicholas

From: Heidi Dean <technogeekswife@yahoo.com>
Sent: Monday, June 04, 2018 14:37
To: Ann Brashear; Matz, Nicholas
Cc: PlanningCommission; Council
Subject: Re: CPA/Rezone Toll Brothers Folder 18 103965 AC

Two thumbs up! I hope between your comment and Tom Foster's comment ol' Nicholas Matz will be scared into recommending NOT moving forward.

On Monday, June 4, 2018 2:24 PM, Ann Brashear <abrashear@comcast.net> wrote:

I have attached my public comment with respect to Toll Brothers' application for CPA/rezoning of the Newport Hills Shopping Center.

In summary, I am 100% opposed to Toll's application or anything similar. It would destroy the heart of our neighborhood. It would add "luxury-home" density (read: many vehicles) to arterials and transit that are already stressed and not susceptible to capacity expansion. The City should reject this proposal as soon as possible and in no uncertain terms.

Thank you for your work on behalf of Bellevue residents.

Ann Brashear
5254 116th Ave SE
Bellevue WA 98006

Matz, Nicholas

From: Ann Brashear <abrashear@comcast.net>
Sent: Monday, June 04, 2018 14:25
To: Matz, Nicholas
Cc: PlanningCommission; Council
Subject: CPA/Rezone Toll Brothers Folder 18 103965 AC
Attachments: Toll response 6-4-18 A. Brashear.pdf

I have attached my public comment with respect to Toll Brothers' application for CPA/rezoning of the Newport Hills Shopping Center.

In summary, I am 100% opposed to Toll's application or anything similar. It would destroy the heart of our neighborhood. It would add "luxury-home" density (read: many vehicles) to arterials and transit that are already stressed and not susceptible to capacity expansion. The City should reject this proposal as soon as possible and in no uncertain terms.

Thank you for your work on behalf of Bellevue residents.

Ann Brashear
5254 116th Ave SE
Bellevue WA 98006

Background

Toll Brothers, Inc. (Toll), has requested that the zoning on the site of the Newport Hills Shopping Center be changed from Neighborhood Business (NB) to Neighborhood Mixed Use (NMU).

Toll is a publicly traded company, based in Pennsylvania, whose primary business is building detached and attached luxury homes, of various sizes, targeted at affluent buyers. Toll is a relatively recent entrant in the Seattle market.

Toll has not publicly presented any specific design for its redevelopment of the Newport Hills Shopping Center parcel. In outreach to the surrounding neighborhoods about its proposed redevelopment of the Newport Hills Shopping Center parcel, Toll's representative has stated that Toll hopes to build approximately 130 for-sale luxury housing units in a combination of townhouses and stacked flats. Generally the townhouses would have garages and the flats would have underground parking. Toll believes that up to 30,000-32,000 square feet of retail is viable at the shopping center (at "market rates") if they can secure an anchor tenant to lease approximately half of the space. If they cannot secure an anchor tenant, they would scale back the retail to as little as 13,000 square feet and fill in with more housing. Toll envisions locating all of the retail space in a strip at the property's main frontage on 119th Ave. SE.

The Planning Commission should recommend against moving Toll's application forward into Final Review.

1. Threshold Review criteria are not met. There are no Significantly Changed Conditions within the meaning of LUC 20.50.046 at the Newport Hills Shopping Center.

The definition of "significantly changed conditions" is "Demonstrating evidence of change such as [1] unanticipated consequences of an adopted policy, or [2] changed conditions on the subject property or its surrounding area, or [3] changes related to the pertinent plan map or text; where such change has implications of a magnitude that need to be addressed for the Comprehensive Plan to function as an integrated whole. This definition applies only to Part 20.30I LUC, Amendment and Review of the Comprehensive Plan. (Ord. 5650, 1-3-06, § 6)"

None of the changes asserted by Toll (rapid growth, insufficient housing, changing retail markets) supports a finding of Significantly Changed Conditions in relation to the Newport Hills Shopping Center; but even if they did, the keystone requirement is not met. The City's ordinance requires that there be "implications of a magnitude that need to be addressed for the Comprehensive Plan to function as an integrated whole." There are no such implications here. **It is simply not the case that, absent a change from NB to NMU zoning on the Newport Hills Shopping Center, Bellevue's Comprehensive Plan cannot function properly.**

Further, the zoning change Toll has asked for (and the project it proposes) would produce essentially the same result as the change proposed by Intracorp in 2016. **The Planning Commission voted unanimously to halt the Intracorp application at Threshold Review, because there were no "significantly changed conditions" that would justify a second-stage review.** "Significantly Changed Conditions" have not arisen in the intervening two years – if anything, the Newport Hills Shopping Center is doing *better* than it was in 2016.

The “Significantly Changed Conditions” examples provided by Nicholas Matz of the Planning staff also show that no finding of Significantly Changed Conditions is justified with respect to the Newport Hills Shopping Center. There has been no nearby change of zoning or split designation in which this parcel was overlooked. There has been no update to the applicable Subarea Plan, Transportation or other Plan that requires the shopping center’s zoning to be changed to be consistent with that Plan. The owner of the shopping center is not a church that wants a zoning change to permit the extension of its mission into low-income housing. There have been *no* changes to the area surrounding the shopping center parcel, much less changes indicating the emergence of a major residential land-use pattern. Of the examples provided by Mr. Matz, the case of the Bellevue Technology Center parcel is the most similar to that of the Newport Hills Shopping Center and, correctly, no “Significantly Changed Conditions” were demonstrated there.

The City must deny Toll’s application on this basis alone.

2. The only real “change” since a proposal like this was last considered in 2016 is the creation of the “Neighborhood Mixed Use” zoning category.

Needless to say, the creation of a new zoning category does not constitute “Significantly Changed Conditions” with respect to any specific parcel, including the Newport Hills Shopping Center.

The Neighborhood Mixed Use category *sounds* innocuous, like it might be a good fit for a smaller commercial parcel like the Newport Hills Shopping Center. But the NMU category was designed for transit-oriented development (TOD), and with a much larger parcel in mind. It makes sense to permit dense housing in TOD areas – they are close to public transit nodes; putting a lot of residences there helps keep commuters close to transit so they can leave their cars at home.

The NMU category is *too* “flexible” for a small parcel that is not close to a public transit node. In the case of the Newport Hills Shopping Center, NMU zoning would not require preservation of the shopping center (“public square”) character of the parcel but could permit virtually all of the public commercial and parking areas to be filled in with private housing – the only reason Toll is interested. Toll’s proposal would add significant residential density (all unaffordable “luxury” units) to an area that is already congested and lacks the infrastructure (transit, roads and schools) to absorb the additional residents.

Toll’s application asserts that the existing NB zoning prevents the development of integrated retail and housing on the shopping center parcel, and that therefore a change to NMU zoning is needed. It is only the **specific** redevelopment envisioned by Toll, 130+ townhouses and stacked flats, that is not feasible under the existing zoning. **The current NB zoning would permit the addition of residential units over retail/commercial space at the shopping center, simply requiring any redevelopment to maintain an appropriate balance between commercial and residential uses so as not to overwhelm the existing neighborhood.** A change to NMU zoning is neither necessary nor justified.

3. **The proposed rezone would fundamentally, negatively and irreversibly change the character of the Newport Hills neighborhood and is not appropriate for a site-specific CPA/concurrent rezone. The appropriate forum for consideration of a change of this magnitude is the Neighborhood Area Plan Update process.**

The Newport Hills Shopping Center and the other shopping and services located on the top of its hill are what make the Newport Hills neighborhood distinctive. Unlike most neighborhoods in the area, Newport Hills has a physical and emotional center. The Newport Hills Shopping Center has always functioned as that neighborhood's public square: a place where people come together. It makes the neighborhood walkable and bikeable, by giving residents public amenities to walk and bike to. **The plan that Toll Brothers has described in its public outreach would replace nearly all of the public shopping center (businesses and parking lot) with 130+ high-end, private townhouses and condo apartments.** Replacing the shopping center, or most of it, with infill housing would greatly reduce the livability and distinctiveness of the neighborhood. Without the shopping center, Newport Hills would lose its "small town" feel.

This is an excerpt from the summary of public comments offered in 2016 (from a Newport Hills resident who is an experienced planner for the King County Housing Authority):

The Newport Hills Shopping Center ... serves to get residents out of their cars and offers a community environment even in its current state. Improvements are needed, but significant changes are not needed. Newport Hills was a master plan community built in the 1960s and it is set up with very specific ratios of residential to services, schools and parks. In considering the proposed rezone, the Commission needs to take into account the larger picture, particularly the ratios on which the community was laid out. **The reason Newport Hills is studied as a model is that it has been successful for 60 years and continues to be successful.** Just as homes require upkeep and updating over time, so do commercial buildings. To keep the original ratios, it would be necessary to increase the amount of retail. The ratios are designed to keep traffic internal to the community as much as possible. (John Eliason, June 1, 2016. Emphasis added.)

Far from being a "wasteland," the Newport Hills Shopping Center is very much alive and functioning as the neighborhood's public square. The shopping center is *not* failing. It *has* adapted and continues to adapt to the desires and demands of its market, which includes the residents of its immediate neighborhood (Newport Hills, Lake Heights, Newport Woods, Newport Shores, Greenwich Crest, Newcastle, Kimberlee Park, Lake Lanes, Forest Drive, Somerset, Factoria ...) as well as people traveling a greater distance specifically to reach businesses located here. **The Newport Hills Shopping Center has been reinvented as a modest destination for restaurants and family-oriented recreation and services, such as martial arts, dance, and batting cages/pitching facilities – things that can't be ordered online and shipped to your front door.** The shopping center has *added* businesses and if anything has become *more* lively since the last consideration of a proposal like this in 2016.

If the City believes it should consider any change to the zoning of this neighborhood linchpin, the appropriate forum for consideration of a change of this magnitude is the Neighborhood Area Plan Update process.

4. The choices are not Toll's proposal or nothing.

That Toll would not be interested in an NB-compliant project at the price they've agreed to pay does not mean that other developers would not be interested at a price keyed to NB zoning. Even before the economy rebounded, other developers were approaching the current owner with the goal of redeveloping the shopping center *as a shopping center* under the existing zoning. (See, for example, comments by commercial real estate broker Jane Landford at the Planning Commission's June 1, 2016, public hearing.) The current owner has rebuffed those potential buyers and marketed the property – at a higher price – to housing developers like Toll and Intracorp. **The City needs to give the current owner the strongest possible signal that this critical parcel will not be rezoned to the detriment of the neighborhood.**

5. Allowing this proposal to pass into Final Review just to see what kind of project might be negotiated with Toll is a terrible idea.

Allowing this proposal to pass Threshold Review would require a decision that Significantly Changed Conditions – changed conditions with “implications of a magnitude that need to be addressed for the Comprehensive Plan to function as an integrated whole” – exist at the Newport Hills Shopping Center. **It would essentially be a ruling that the current high demand for housing constitutes Significantly Changed Conditions with respect to any parcel in the City that someone chooses to claim is underutilized.** The City surely does not want to set that precedent.

Further, there is no possibility that Toll Brothers might build a project that would not irreversibly, negatively impact the cherished small-town character of the Newport Hills neighborhood. Toll has agreed to pay a high price for the shopping center parcel – a price that has this proposed zoning change baked in. The only thing that justifies that price is the ability to build and sell as many high-end residences as can possibly be wedged onto the site.

Toll's plan is to build approximately 130 luxury townhouses and condo apartments. Retail would be reduced from the current 60,000 square feet to as little as 13,000 square feet if no anchor tenant commits. (Toll has dangled the possibility that a specialty grocery like Trader Joe's or Whole Foods could be that anchor tenant. Newport Hills residents are aware that Trader Joe's and other such grocers have repeatedly declined to locate a store here.) In any case the retail would be located along the 119th frontage, with very limited parking, and the rest of the parcel filled in with residential units. **There is no possibility that a 5-acre parcel holding 130 “luxury” townhouses and condo apartments (and their associated parking) will remain a public retail-commercial center.** The proposal asks the City to trade Newport Hills' public retail core for a scrap of retail on the edge of a sea of private, ram-and-cram housing development.

Toll is a publicly traded national homebuilder with deep pockets. It stands to make a big profit if this rezoning goes through, and can well afford to spend more of its time and money on taking this application to Final Review. The City and its residents, however, have limited resources that should not have to be expended on this process. **The City should have no interest in discussing this application any further. Again, rezoning this parcel is not necessary or desirable; but if the City wishes to reexamine the current zoning of the Newport Hills Shopping Center, the appropriate process for considering a major change to the linchpin of any neighborhood is the Neighborhood Area Plan Update process.**

Matz, Nicholas

From: Nancy Rogers <NRogers@Cairncross.com>
Sent: Thursday, May 24, 2018 11:57
To: PlanningCommission
Cc: Matz, Nicholas
Subject: Toll - Newport Hills Shopping Center
Attachments: Letter to Bellevue Planning Commission (03557116).PDF

Dear Planning Commissioners,

Attached is a brief letter to you. Thank you for your continued attention the Bellevue Comprehensive Plan amendments.

CH& | Nancy Bainbridge Rogers

Attorney

Cairncross & Hempelmann

524 Second Avenue | Suite 500 | Seattle, WA 98104-2323

d: 206-254-4417 | f: 206-587-2308

NRogers@cairncross.com | www.cairncross.com | Bio



Ranked by *Chambers USA 2017* in the area of Washington State Real Estate: Zoning/Land Use.

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CH& CAIRNCROSS&HEMPELMANN
ATTORNEYS AT LAW

524 2nd Ave., Suite 500
Seattle, WA 98104
www.cairncross.com

office 206.587.0700
fax 206.587.2308

May 24, 2018

VIA E-MAIL

Bellevue Planning Commission
Bellevue City Hall
450 110th Avenue NE
Bellevue, WA 98004
PlanningCommission@bellevuewa.gov

Re: Updated Summary of Community Engagement
Newport Hills Shopping Center Comprehensive Plan Amendment Application
File # 18 103965 AC

Honorable Commissioners:

We represent Toll Bros., Inc. ("Toll") with respect to Toll's application for a Comprehensive Plan Amendment and Rezone of the Newport Hills Shopping Center (the "CPA/Rezone Proposal"). In your first meeting to review the 2018 Comprehensive Plan Amendment requests, we explained we would follow your discussions and public comments, and provide supplemental information from time to time. We write today to provide an update on Toll's continued community outreach and engagement efforts to communicate the facts of the CPA/Rezone Proposal and listen to the concerns of community members. Enclosed is an updated summary of Toll's community outreach to date.

Toll will continue to engage with the community and the Planning Commission to assure accurate information is communicated and concerns are addressed throughout the Comprehensive Plan Amendment process. Toll looks forward to continuing to work with the City and interested community members to realize a vibrant and reimagined community center at the Newport Hills Shopping Center.

Very truly yours,



Nancy Bainbridge Rogers

Enclosure

cc: Nicholas Matz (nmatz@bellevuewa.gov)

nrogers@cairncross.com
direct: (206) 254-4417

{03555506.DOCX;1 }

Newport Hills Shopping Center

Community Outreach Summary (updated May 2018)

Toll Brothers has conducted numerous meetings with various community members, business owners and Council persons to learn about the differing viewpoints, concerns and desires for redevelopment of the existing shopping center site into an updated mixed-use village center site, and to explain conceptually what Toll Brothers hopes to achieve with the reimagined village center.

- September 28, 2017 Sit-down with Mustard Seed Grill owner.
- October 4, 2017 Lunch meeting with the primary owner of Resonate Brewery + Pizzeria.
- October 4, 2017 Meeting at Mustard Seed Grill with three persons representing Newport Hills Community Club.
- October 4, 2017 Drop-in introduction to Stoddard's Batting Cages.
- October 17, 2017 Sit-down with Board member of Lake Heights Community Club.
- October – December Numerous phone calls and meetings with Board members of Newport Hills Swim Club.
- November 14, 2017 Guest speaker at Newport Hills Community Club membership meeting attended by 40 – 50 persons and lasting about two hours.
- November – January Several drop-in visits/revisits with existing tenants.
- January 8, 2018 Lunch meeting with Owner of the adjacent Chevron Station site.
- January 30, 2018 Guest speaker at Lake Heights Community Club membership meeting.
- January 31, 2018 Sit-down with interested neighborhood long-time resident as follow-up to Newport Hills Community Club meeting of 11/14/2017.
- February Multiple meetings with individual Newport Center business owners on-site.
- February 20, 2018 Guest speaker at Newport Hills Townhomes Homeowners' Association member meeting attended by 25-30 HOA members and the Board.
- February – May Ongoing meetings/conversations with Newport Hills Shopping Center tenants, including 13 in-person meetings with 8 tenants, and telephonic

conversations with 2 other tenants to provide updates on the application process, timeline, and redevelopment vision.

February – May

Continued and ongoing telephonic, email and/or in-person conversations with multiple individual community residents – about two dozen such encounters to-date.

June

Mailer to be sent to all Newport Hills households describing Toll's vision for a reimagined center.

Matz, Nicholas

From: Tony Sheng <tsheng@outlook.com>
Sent: Tuesday, May 15, 2018 10:48
To: Matz, Nicholas
Subject: Newport Hills Shopping Center

Hi Nicholas,

I live in Lake Heights and just wanted to send you a quick note in support of the Toll bros request for CPA. Sue Baugh sent us an email summarizing what's happening and mentioned she had spoken with you regarding the process. I appreciate their desire to propose a plan and see it as an opportunity to offer net benefits to surrounding neighborhoods while making it worth their while.

Thanks,
Tony

Matz, Nicholas

From: Barbra Chevalier <barbra.n.chevalier@gmail.com>
Sent: Wednesday, May 09, 2018 9:26
To: Chelminiak, John; Matz, Nicholas
Cc: PlanningCommission
Subject: Public hearing date for the Newport Hills Shopping Center rezone

Good morning, Mayor Chelminiak and Mr. Matz,

I am a Newport Hills resident, and I am hereby requesting that the date for the Newport Hills Shopping Center rezone public hearing be moved to 6/13 instead of the currently scheduled 6/27 to better ensure that the voices of the community can be heard.

In order to maximize the transparency of this rezone consideration process and to best serve the interests of the Newport Hills community, the hearing date should be moved to accommodate the fact that a meeting on 6/27 will fall after school has let out for the summer and attendance will not be a viable option for many Newport Hills families.

Thank you,

Barbra Chevalier
6541 126th Ave SE
Bellevue, WA 98006

Matz, Nicholas

From: Dan Brennan <brenndan@gmail.com>
Sent: Tuesday, May 08, 2018 16:12
To: PlanningCommission
Cc: Chelminiak, John; Matz, Nicholas
Subject: 2018 CPA - Request to Reschedule Public Hearing for Newport Hills Shopping Center

Dear Planning Commissioners, Mayor Chelminiak, and Mr. Matz,

I am writing to urge that you consider a change of date for the June 27th Planning Commission meeting for the purpose of a public hearing in the matter of the 2018 CPA and the Newport Hills Shopping Center redevelopment.

While I understand that scheduling is difficult, and pleasing everyone is even harder, I do think that it is of utmost importance that nothing be done to minimize the voices of the neighborhood in this matter that will affect so many.

Many of the local families in Newport Hills, who are most apt to use the services provided by the current shopping center, will be unavailable once school is out for the summer and their schedules are newly in disarray. Many will leave town for the week, getting a jump start on their summer "bucket lists", and they will be unable to attend.

It is for this reason that I urge you to consider switching the proposed dates for the two public hearings. Move the hearing for the Newport Hills Shopping Center, which is sure to be crowded and contentious, to the earlier June 13th date, and move the combined hearings for the other amendments to the June 27th date. The initial selection appeared to be arbitrary in nature, and done largely to accommodate the large numbers expected from Newport Hills. As such, please extend this accommodation one step further by switching the dates. Doing so will ensure that all those who want to make their voices heard in person get the opportunity to do so.

Thank you so much for your attention to this matter, and for your continued service to the community.

Sincerely,

Dan Brennan
5611 118th Ave SE, Newport Hills

Matz, Nicholas

From: Riley O'Brien Wolff <riley_obrien@hotmail.com>
Sent: Monday, May 07, 2018 11:15
To: Matz, Nicholas
Cc: PlanningCommission
Subject: Newport Hills Shopping Center Rezone

Dear Planning Commission-

I am opposed to the rezone of the Newport Hills Shopping Center property. Here is why:

- 1) The Newport Hills shopping center is our only "**third space**" for meeting neighbors and socializing. Many of the services in this shopping center are "amazon prime-proof" meaning, they offer services, like tutoring, dance and martial arts lessons, batting cages, hair and nails and other services that one can't order for home delivery. If we remove this shopping center, we will increase traffic as residents will need to drive to these services elsewhere. (The closest batting cages are in Woodinville!) Furthermore, most of the businesses currently in the shopping center are first generation immigrant-owned. These businesses make our neighborhood more diverse and vibrant. More market-rate housing will not. The small amount of commercial space that Toll Brothers is proposing if their rezone is approved will not make up for the loss of these businesses. (Plus, there will not be enough parking left to support the retail proposed.)
- 2) The **traffic** on our local streets is already bad during peak hours. Because there are only a few ways off the hill, and our streets are almost all 25 mph and filled with stop signs, traffic backs up when there are too many cars on the road. The Newcastle development (on the old Mutual Materials Brick plant property) is a long way from being complete and having full occupancy. I anticipate traffic from that development will cut through Newport Hills in order to avoid the long backups on Coal Creek Pkwy. Traffic is already going to get worse. Let's not compound the problem. There simply are not enough transportation options in this area to safely assume that people will use transit to get around. Let's not be naïve.
- 3) **Schools**- I have a different take on this than many of my neighbors. I live in a part of Bellevue that is in the Renton school district. (This is crazy to me, but I'll set that aside for now.) If the answer to why my fellow Bellevue residents and I cannot be included in the Bellevue school district is that, "The district boundaries are where they are to balance school attendance," I fail to see how adding substantial housing in an area that was zoned for commercial use is within that same spirit. If we need to leave boundaries intact for the purpose of balance and fairness, then let's not rezone an area that was clearly not intended to contribute to school attendance.
- 4) **Greed**- The Newport Hills shopping center has been allowed to fall into disrepair by its current owner. It has been this way for years, and no amount of requesting, complaining, offering to help, code violation filing etc. by the neighborhood has made any difference. If you allow this rezone, you are effectively rewarding a slumlord who sat on their property doing nothing to contribute to the community, who now wants to make a fortune selling it. I'm not anti-capitalist. If the owner wants to sell, let them sell for a fair profit to a commercial builder/owner who will revitalize the shopping center for the benefit of the tenant businesses and the neighborhood within current zoning. (If I wanted to sell my land/house for millions of dollars so some huge developer could build apartments or condos on my land, I am positive I would have trouble getting the rezone approved. Let's not let approve this rezone simply because the potential buyer has deep pockets and talks a good game.)

Thank you for reading my comments.

Best,
Riley O'Brien Wolff
12505 SE 65th St. Bellevue WA 98006

Matz, Nicholas

From: Tom Foster <wazzu1982@comcast.net>
Sent: Thursday, May 03, 2018 13:26
To: Matz, Nicholas
Cc: president@newporthillscommunityclub.org
Subject: Newport Hills Zoning Change Folder 18-103965 AC
Attachments: City of Bellevue NH Redevelopment.pdf

Mr Matz;

The below text is identical to that in the attached PDF, which includes my signature, which is being submitted as commentary on the subject proposed zoning change; I am not sure which format is better for your review/records.

Thank you for your review. Let me know if you have any questions.

Tom Foster
5620 116th Ave SE
Bellevue, WA 98006
206-954-5562

Commentary Response:

City of Bellevue 2 May 2018
Department of Planning & Community Development
Bellevue, WA
Attn.: Nicholas Matz
Re: Newport Hills Shopping Center Redevelopment; Folder 18-103965 AC

Mr. Matz;

After reviewing the comprehensive plan amendment for the subject property, as applied for 1/31/18 by Toll Bros, Inc., several comments relating to this application are in order.

The subject change appears to involve a zoning change from NB to NMU; whereupon the change is to be consistent with the city's Comprehensive Plan Vision, as well as many governmental planning policies. The completed application appears vague, at best, for how this zoning change will meet those requirements.

The applicant states as a supporting reason for this change that the Newport Hills Shopping Center has been "unable" to adapt to changing market trends, and suggests the current center is "obsolete". While there is no doubt the retail environment has changed, a 79% occupancy rate of food/beverage/service businesses does not sound out of order for the current zoning (NB, 20.10.340); especially considering the physical structures/conditions appear materially the same as they were 50 years ago (It isn't clear what has been done over decades to adapt to changing market trends). It doesn't appear that the current tenancy/zoning is not serving the neighborhood even considering the current state of the facilities; it may even be better than would otherwise be expected.

The applicant suggests that this zoning change will "seamlessly integrate" surrounding commercial and residential uses and the Newport Hills Swim and Tennis Club (a private club); yet there is no explanation of how this is to be obtained for 'community' benefit, or what form it will take in terms of the amount of redeveloped retail vs. potential new residential (under an approved NMU). Further, there are no concrete details or commitments as to what the applicants intend for a "successful and vibrant neighborhood center", or how this will provide a 'gathering place' for the neighborhood.

NMU, 20.10.350 designation, calls out for a mix of retail, service, office and residential "with an *emphasis* on neighborhood retail and service uses". This calls for the majority use of any development to be for neighborhood retail and service; specifics of which are absent from the subject application.

As with any new zoning change/development a large consideration is the impact on the current neighborhood (public health, safety, or welfare). Without specific details, this zoning change could be a major detriment to the neighborhood. Presently, the current center is served by 119th Ave SE which is often way over capacity. Much of the area is already bordered by R-30 high density development which creates traffic and street parking issues (on SE 60th). I don't believe there are many residential areas in Bellevue similar to Newport Hills that already have R-30 zoning so close. As a frequent pedestrian around this area I have seen too many close calls for accidents (failure to stop/yield); and other driving/parking behavior that is inconsistently policed. This is with *present* zoning.

It is only going to be worse with a greater density zoning configuration whose residential specifics are un-stated in the application; a major health/safety/welfare consideration.

Considering the above, I am not wholly convinced the subject zoning change is needed; and unconvinced that this application, as submitted, would be of benefit to the Newport Hills neighborhood. The approval or disapproval of the subject application comes down to whether it meets the City of Bellevue's Comprehensive Plan Vision; this vision includes the statement on land use that "Bellevue grows in a manner that enhances the livability of the community, while maintaining the elements that residents cherish". The subject application fails to meet this requirement.

Given the vagueness and lack of details for the subject application, it would be a mistake to approve the subject zoning change as submitted.

Very truly yours,

Tom Foster

5620 116th Ave SE

Bellevue, WA 98006

206-954-5562

City of Bellevue

2 May 2018

Department of Planning & Community Development

Bellevue, WA

Attn.: Nicholas Matz

Re: Newport Hills Shopping Center Redevelopment; Folder 18-103965 AC

Mr. Matz;

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The applicant suggests that this zoning change will "seamlessly integrate" surrounding commercial and residential uses and the Newport Hills Swim and Tennis Club (a private club); yet there is no explanation of how this is to be obtained for 'community' benefit, or what form it will take in terms of the amount of redeveloped retail vs. potential new residential (under an approved NMU). Further, there are no concrete details or commitments as to what the applicants intend for a "successful and vibrant neighborhood center", or how this will provide a 'gathering place' for the neighborhood.

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Given the vagueness and lack of details for the subject application, it would be a mistake to approve the subject zoning change as submitted.

Very truly yours,

A handwritten signature in black ink, appearing to read "Tom Foster", written in a cursive style.

Tom Foster

5620 116th Ave SE

Bellevue, WA 98006

206-954-5562

From: Heidi Dean [mailto:technogeekswife@yahoo.com]
Sent: Monday, April 30, 2018 6:56 PM
To: Cummins, Mac <MCummins@bellevuewa.gov>
Subject: Re: RE: City Planning @ Sammamish HS

Hey Mac:

I had a change of plans with my Jane t-shirt. I made this design instead (attached), though I suspect I will probably end up with a couple different ones. Must have fun attire to wear to Council, Planning Commission, and other city & neighborhood events! (Un)fortunately, with all the weight I've lost in the last 16 months my Mister Rogers "It's All Good in the 'Hood" t-shirt is now like a tent.

At the 4/25 Planning Commission meeting I requested that CoB Planning set up a meeting in Newport Hills during May to explain the CPA & rezone process. I'm hoping you can make sure that happens. My neighbor Ann Brashear (you've met her) expressed a preference for you to do the presentation- is this at all possible? During the 2016 Intracorp CPA & rezone process CoB Planning (Dan Stroh, Nicholas Matz) & Neighborhood Outreach hosted a community meeting on 4/28 at Ringdall MS gym to explain the process (45 min open house with charts, 45 min Q & A session with Dan Stroh). We didn't have to ask for that then but apparently this time we do, so I apologize for the late request.

I've been told the CoB cannot legally require an applicant to conduct a large Newport Hills community meeting so that residents can hear important questions asked by other residents and the answers given by Toll Brothers' rep(s). What I'm wondering is how Toll Brothers' refusal to engage with the community impacts their application? I've tried reaching out to Charles Hare of Toll Brothers but he has ignored my requests to return to Newport Hills with an update on Toll's plans. On March 1 I became aware via Newport Hills Chevron owner Barry Heimbigner that Toll hosted at least one "invitation only" meeting at which they were to show attendees plans for a development similar to what Toll proposes for Newport Hills. Charles Hare has consistently denied that Toll has any plans available he could show residents but that is obviously untrue. Given that Mr. Hare claimed "extensive community outreach" in Toll's CPA & rezone application, I'm wondering what the CoB Planning staff can do to encourage Mr. Hare & Toll Brothers to be more inclusive in their community outreach, as currently their outreach is extremely exclusive. I hope the CoB wouldn't allow a developer to negatively impact a very cohesive neighborhood with gameplaying and "divide & conquer" tactics. If Toll Brothers is proud of whatever they propose to build in Newport Hills, and if they truly believe it will be an asset to the neighborhood, they should be willing to share whatever they are showing to just a few residents with the rest of us. I ask for your help on this issue.

Thanks so much, Mac, and I look forward to seeing you soon 😊

~Heidi Dean

On Monday, April 30, 2018, 4:54:22 PM PDT, <MCummins@bellevuewa.gov> wrote:

Newport Hills Shopping Center Redevelopment CPA 18-103965 AC

Public Comment April 16 – February 23

Matz, Nicholas

From: mike@newportwest.us
Sent: Monday, April 16, 2018 8:20
To: Matz, Nicholas
Subject: RE: Project #- 18-103965-AC

Nick- is the applicant promoting drone transports? Because there is a traffic service level F commuting out of this area in the morning and no room for any additional traffic lanes, bike lanes, even sidewalks, let alone transit. Considering Intercorp's debacle- What is the difference here?

What are these guys proposing? Opening up the pipe line trail to cars?

B-]

Mike Nykreim

Manager

Newport West LLC | NewportWest.US
425-466-2611 | Mike@NewportWest.us
4958 126th Ave. SE | Bellevue, WA 98006

Contractor's Lic #: NEWPOWL835RG

Proud Members of:



Master Builders Association
of King and Snohomish Counties

Matz, Nicholas

From: mike@newportwest.us
Sent: Thursday, April 12, 2018 15:29
To: Matz, Nicholas
Subject: RE: Project #- 18-103965-AC

Is Troll Brothers going for a comp plan amendment for this project? 119th is currently at level F for traffic in the AM and there is zero way they can guarantee the additional traffic will only use transit. Which, BTW, is at capacity in the mornings too. Is there a staff report on this proposal? Current zoning use and its calculated capacity vs the proposed changes?

Thanks in advance....

Mike and Laurie Nykreim

4958 126th Ave SE
Bellevue, WA 98006
425-466-2611

From: NMatz@bellevuewa.gov <NMatz@bellevuewa.gov>
Sent: Thursday, April 12, 2018 9:16 AM
To: mike@newportwest.us
Subject: RE: Project #- 18-103965-AC

Mike and Laurie Nykreim-

Thank you for your comments. They will become part of the public record, and you are included in as a party of interest to the Newport Hills Shopping Center Redevelopment CPA. Through email you will receive information about the proposal's review and evaluation by the Planning Commission. Please see this page: <https://planning.bellevuewa.gov/planning/comprehensive-plan/comprehensive-plan-amendments/> for additional information.

Nicholas Matz AICP
Senior Planner
425 452-5371



One City
Committed to Excellence

Please be aware that email communication with City staff is a public record and is subject to disclosure upon request.

Matz, Nicholas

From: Debbie Yazici <dyazici@comcast.net>
Sent: Wednesday, April 11, 2018 21:45
To: Matz, Nicholas
Cc: dyazici@comcast.net
Subject: #18-103965AC

Please add my contact info to correspondence and updates on the above project. I am a resident in the Newport Hills area and have an interest in updates and progress on development on this project.

Thanks you

Debbie Yazici
5860 129th Ave SE

Sent from my iPad

T

Matz, Nicholas

From: mike@newportwest.us
Sent: Wednesday, April 11, 2018 17:36
To: Matz, Nicholas
Subject: Project #- 18-103965-AC

Nick-

Our family has owned property in Newport Hills for over a half century. We want to be persons of record regarding this project. We would like to be kept fully informed as to the process, hearings, and any community meetings that are taking place regarding this application.

Thanks!

Mike and Laurie Nykreim

4958 126th Ave SE
Bellevue, WA 98006
425-466-2611

Matz, Nicholas

From: Carol Orr <cgorr40@hotmail.com>
Sent: Sunday, April 08, 2018 11:21
To: Matz, Nicholas
Subject: Newport Hills Shopping Center Redevelopment

Hi Nicholas,

I am a resident of Lake Heights Community Club in the Newport Hills area, and I am just wanting to let you know that I am fully in support of redevelopment of the Newport Hills Shopping Center. I would like to see the Bellevue City Council pass the Comprehensive Plan Amendment put forth by Toll Brothers. That way we can at least begin negotiating with Toll Brothers to develop a plan that will work and be the best for our area.

Thank you,
Carol Orr

Sent from Mail for Windows 10

Matz, Nicholas

From: Sue Baugh <sue.baugh@comcast.net>
Sent: Thursday, March 29, 2018 13:30
To: Chelminiak, John; Robinson, Lynne; Stokes, John; Lee, Conrad; Robertson, Jennifer; Zahn, Janice; Nieuwenhuis, Jared
Subject: Newport Hills Shopping Center Redevelopment
Attachments: Nextdoor Letter revised 3-26-2018.docx

Good afternoon, Mayor Chelminiak and Councilmembers-

As many of you know Toll Brothers has submitted a request for a Comprehensive Plan Amendment for the Newport Hills Shopping Center property. Prior requests for a CPA were hotly debated and the current request is no different. The fact is that the process has just started. We don't know what Toll is proposing.

My group, ROC Revitalize Our Center, is simply asking that the CPA process move forward and not be short circuited by the Planning Commission prior to community members working with the city and Toll Brothers to develop a plan that works for our neighborhood. Yes, there are many unanswered questions but that's what the CPA process seeks to address.

Attached above is a letter I recently posted on Nextdoor. It clearly lays out the current situation and it has received support from many in our community.

Please don't let the Comprehensive Plan Amendment process be cut short. Thank you. Sue

It's time to come together.

There are many residents in our Newport Hills, Lake Heights, Kimberlee Park, Pembroke Meadows, and Delmar Woods communities that want essentially the same thing—a revitalized and attractive Newport Hills Shopping Center that includes community oriented services and amenities we can *all* enjoy. Attacking others—whether they are the developer, property owners, the city or neighbors—is not the right approach. If we come together and work with Toll Brothers and the City of Bellevue, we will get the best possible project.

Here are the facts:

1. The center was built 50+ years ago and is functionally and physically obsolete.
2. The current owner has demonstrated no intent to maintain the property. Mechanical, electrical, plumbing, etc are all sub-par and cannot be fixed with tweaking and paint touch up.
3. Only Toll Brothers has made an offer to purchase that is acceptable to the current owner.
4. Demographics have changed in the 50 years since the center was built. People moving into Newport Hills today—and those wishing to stay in the community—often seek different choices in homes.
5. There's no going back or standing still. The center can either be redeveloped into something that is a model for future neighborhood redevelopment or it will continue to deteriorate.
6. More jobs, families and traffic are the inevitable result of living in a desirable place. People want to move to Bellevue because it's clean and safe, there are jobs, and the schools are great. Isn't that why many of us moved to Bellevue?

What to do?

Even with longstanding Newport Hills Subarea Plan policy supporting redevelopment of the shopping center, Bellevue has had limited zoning choices to respond to revitalizing our smaller neighborhood centers. Now, with its proposal to go from Neighborhood Business to Neighborhood Mixed Use, the Toll Brothers Comprehensive Plan Amendment (CPA) is a zoning choice that should result in a project that is viable both for Toll Brothers financially, and viable for our communities. Mixing uses in a combination of neighborhood oriented retail/commercial and residential is a better measure of a quality project than looking strictly at density.

The redevelopment process has several steps and is designed to make sure every voice is heard as the Planning Commission reviews the proposal to determine if it is appropriate for the property. The CPA review is a year-long process of study and public hearings that result in City Council action. If City Council approves the CPA, then rezone public hearings will follow, where city staff and the community work with the developer to determine what combination of uses and spaces meet both developer and community requirements. When the design is complete there is a qualitative design review of the development proposal. Then and only then are building permits made and issued.

This will be a fair, transparent process where every voice will be heard. Let's choose to work together as a community.

Matz, Nicholas

From: Ferrelyn <ferrelyn@comcast.net>
Sent: Monday, March 19, 2018 9:48
To: Matz, Nicholas
Subject: Newport Hills Shopping Center

Hello,

My husband and I have lived in Lake Heights for 21 years. We raised two children. They attended the local elementary, Tyee and Newport H.S.

The shopping center was run down in 1997 but it did have a bank, grocery and Dairy Queen!

We were told change was happening then but it has only deteriorated since.

We support a fresh new look so the community does not appear as a run -down place to live and raise a family! Where is the pride of the community!

Thank you,
Ferrelyn and Dan Jack
11625 SE 46th St

Sent from XFINITY Connect Application

Matz, Nicholas

From: Barbra Chevalier <barbra.n.chevalier@gmail.com>
Sent: Sunday, March 18, 2018 19:13
To: Matz, Nicholas
Subject: 2018 CPA & Rezone: Newport Hills Shopping Center

Hello,

My name is Barbra Chevalier, and I am a resident of Newport Hills.

I understand that Toll Brothers has requested a rezone of the Newport Hills Shopping Center so that they can build market rate housing in that space.

My questions about the merits of the CPA request are as follows:

1. Are more market rate townhouses and condos really what Bellevue needs right now?
2. What benefits would such development provide to the immediate and broader community?
3. What would the costs be to the immediate and broader communities for such housing?

The answers as far as I can tell:

1. No. Our city, like most other municipalities in this area, has seen a tremendous level of growth in the past 5 years. That growth has brought with it a host of problems - school crowding, traffic congestion, homelessness, pressure on public facilities - that more luxury housing is not only not going to address, but is going to exacerbate. We need affordable housing. We need more school space. We need more public amenities (libraries, parks, etc). We need more walkable communities so that we don't have to get in our cars.

Bellevue has been ranked as one of the best places to live in the entire country for several years. As someone who plans to live here for the next few decades, I am dismayed to see that quality of life being threatened by a national developer. I lived in southern California. I go to Seattle. It's easy to see what we don't want to become, and it's fairly easy to make decisions that lead us in a different direction.

2. A new development would bring aesthetic improvements. The current shopping center is rundown and needs an owner who has an interest in investing and upgrading the facilities. Such an upgrade or redevelopment need not be the monstrosity that Toll is envisioning.

This development, as proposed, would obviously benefit Toll Brothers, but I'm not particularly interested in boosting the profits of their shareholders.

Otherwise, as mentioned previously, the benefits to Bellevue are minimal, especially in light of the costs, which I will discuss below.

3. The proposed development would close the existing, thriving small businesses. In exchange, we are told, for market rate retail. I'm not sure what market rate Toll has in mind, but with retail space available in Factoria, at the Newcastle Commons, at the Safeway shopping center and the new Tria apartments, I'm not convinced more "market rate" retail space would benefit anyone except the developer.

As a company that builds luxury housing, Toll Brothers has no interest in entering the retail management marketplace. They will build token retail to placate neighbors angered by the loss of our local businesses, and they will eat the loss of those spaces remaining empty because they are making all the money they want on the housing. If the existing businesses weren't profiting both the neighborhood and financially, this wouldn't be such a loss. As it is, it would be devastating to those business owners, and a real loss for the Newport Hills community.

The proposed development would put an additional 130 units into a space where no housing currently exist. That translates into at least 200 more cars on our already crowded local streets. That translates into more students filtering

into schools already operating beyond capacity with previous little room to grow. That translates into more cars on the road and out of the neighborhood for basics like hair cuts, tutoring, dance classes and car repair.

There are lost opportunity costs, as well. Once 130 units of market rate luxury housing are in place, that space is forever consigned and cannot be utilized differently. I believe the city has a unique opportunity to build a model of a walkable, sustainable neighborhood. I believe the city has an opportunity to fulfill its commitment to providing affordable housing for the teachers, firefighters, nurses and other people essential to the functioning of our community. I believe the city could transform that space into housing for students or aging residents. I believe the city has an opportunity to think outside the box instead of caving to the deep pockets of yet another developer, and I hope that they will do so.

In closing, I ask that the City remember its responsibility to safeguard and shepherd our community and to act in its best interests. Please note and learn from the mistakes we see in Seattle. A lack of affordable housing, a lack of space for a burgeoning public school population, and an influx of cars is creating real problems. We can know better and do better, and I hope that the Council requires more of a developer than that they line their own pockets.

Thank you,

Barbra Chevalier
6541 126th Ave SE,
Bellevue, WA 98006

Matz, Nicholas

From: Sindie Olinares <sindiec@hotmail.com>
Sent: Wednesday, March 14, 2018 16:46
To: Matz, Nicholas
Subject: Newport Hills Shopping -Rezoning

Please no rezoning! Keep it as a shopping area.

Thanks,
Sindie

Sent from my Verizon 4G LTE Smartphone

Matz, Nicholas

From: Victoria Anne <torifamily@yahoo.com>
Sent: Wednesday, March 14, 2018 14:11
To: PlanningCommission
Subject: Newport Hills Rezone

Follow Up Flag: Follow up
Flag Status: Completed

Dear Bellevue Planning Commissio

My family resides in the Newport Hills area of Bellevue. For the second time in two years, an application to rezone our neighborhood shopping center has been submitted for your review. The rezone was previously denied for reasons that remain true today:

-The neighborhood is on a land-locked hill, only accessible by two-lane residential roads that already have 30+ minute back-ups simply to access major arterials during peak commuting times. Adding high-density, multi-storied housing at the top of this particular hill will not only intensify congestion, but also threaten public safety given that emergency responders must use those exact same two-lane residential roads to access residents.

-Newport Heights Elementary cannot safely and adequately accommodate a large influx of new students that will undeniably occur with the addition of high density development in an already maxed-out school in a land-locked neighborhood. In theory, the rezone involves the addition of hundreds of families and even more students for a single school. If nothing else, there is an objective limit to the number of portables that can be added to a single school property. Disregarding the impact of zoning decisions on one neighborhood can potentially impact zoning for all other surrounding schools, including Somerset and Enatai, as well as threaten the viability of Jing Mei as a specialized (vs. neighborhood) school, and, I imagine, require more from the city to ensure pedestrian safety around those schools due to increased congestion.

-Small neighborhood businesses will be lost, not gained. The reality of this rezone is that there will be more people and fewer neighborhood-specific businesses, making Newport Hills decidedly *less* livable.

The shopping area was appropriately and wisely zoned by our city planners many years ago. As the original planners knew, the property does not, in truth, need to be rezoned in order for any owner to profitably improve it. And while approving a rezone would undoubtedly make extra money for a few, select individuals, it makes as little sense for the community as similarly rezoning the top of Somerset, the middle of Enatai or even the center of Woodridge.

In short, just because something can be built does not always mean that it should be built. Please, once again, deny this re-zone.

Victoria Radabaugh

Matz, Nicholas

From: Victoria Anne <torifamily@yahoo.com>
Sent: Wednesday, March 14, 2018 13:57
To: Council; Matz, Nicholas; Robertson, Jennifer S.; Chelminiak, John
Cc: Victoria Anne
Subject: Newport Hills Rezone

Dear Bellevue City Council, Senior Planner and Mayor,

My family resides in the Newport Hills area of Bellevue. For the second time in two years, an application to rezone our neighborhood shopping center has been submitted for your review. The rezone was previously denied for reasons that remain true today:

-The neighborhood is on a land-locked hill, only accessible by two-lane residential roads that already have 30+ minute back-ups simply to access major arterials during peak commuting times. Adding high-density housing at the top of this particular hill will not only intensify congestion, but also threaten public safety given that emergency responders must use those exact same two-lane residential roads to access residents in crisis.

-Newport Heights Elementary cannot safely and adequately accommodate a large influx of new students that will undeniably occur with the addition of high density development in an already maxed-out school in a land-locked neighborhood. In theory, we are looking at the addition of hundreds of new families, and therefore hundreds of new students for a single school. If nothing else, there is an objective limit to the number of portables that can be added to a single school property. Disregarding the impact of zoning decisions on our neighborhood will impact zoning for all other surrounding schools, such as Somerset and Enatai, as well as threaten the viability of Jing Mei Elementary as a specialized (vs. neighborhood) school, and, I imagine, require more from the city to ensure pedestrian safety around those schools due to drastically increased congestion.

-Small neighborhood businesses will be lost, not gained. The reality of this rezone is that there will be more people and fewer neighborhood-specific businesses, making Newport Hills decidedly *less* livable.

The shopping area was appropriately and wisely zoned by our city planners many years ago. As the original planners knew, the property does not, in truth, need to be rezoned in order for any owner to profitably improve it. And while approving a rezone would undoubtedly make extra money for a few, select individuals, it makes as little sense for the community as rezoning the top of Somerset, the middle of Enatai or even the center of Woodridge.

In short, just because something can be built does not always mean that it should be built. Please, once again, deny this re-zone.

Victoria Radabaugh

Matz, Nicholas

From: Paul Clifford <p.clifford@hotmail.com>
Sent: Wednesday, March 14, 2018 13:30
To: Matz, Nicholas
Subject: Redevelopment

Dear Nicholas.

Just a note in support of continued discussion of the Newport Hills shopping center redevelopment.

I have been a resident of the Hill since a child and I moved back to Newport Hills to raise my Family. The shopping center has needed redevelopment since the mid 1980s when Albertsons closed, which started the slow decline.

This past December concluded my 6 years of volunteer service as President of the Newport Hills Swim and Tennis Club. I worked with Charles Hale and Toll Brothers during my final months of the club.

In my opinion, Toll is the only group that has any real plan to make positive changes to the area. I understand the anti-development crowd is vocal but they offer no solution to the long term viability to the shopping district or Swim and Tennis Club.

I hope the city will the dialogue with the neighborhood and address the concerns of redevelopment in a reasonable and measured fashion.

Thank you

Paul Clifford

Sent from my iPhone

Matz, Nicholas

From: Gary Holmes <holmesgc@comcast.net>
Sent: Monday, March 12, 2018 13:35
To: Matz, Nicholas
Subject: Newport Hills Project #18-103965-AC

Hello,

As a Newport Hills resident for 28 years we have seen many changes to the land outlined in this proposal. We want to go on record as saying we are in favor of this proposal and welcome new housing and retail to this area. As the little shopping has been able to keep a couple of struggling tenants throughout the years. I understand that Toll Brothers is proposing townhomes with retail which would only bring up our home values who we consider a quality builder. Our daughter lives in a Toll Brothers home in the Issaquah Highlands so we have seen their homes and how they respected homeowners as they built the neighborhood. We welcome change to improve our neighborhood.

Sincerely,
Carolyn and Gary Holmes
6255 121st Ave SE
Bellevue, WA 98006

Matz, Nicholas

From: e.siewert@comcast.net
Sent: Friday, March 09, 2018 16:30
To: Matz, Nicholas
Cc: Sue Baugh
Subject: Newport Hills Shopping Center

Hi Nick - Bob and I are long-time residents of the Newport Hills/Lake Heights area....more than 40 years! As such, we remember when our shopping center was a vibrant meeting/shopping/dining place. We have witnessed it's demise with much dismay. We are beyond thrilled that a company such Toll Brothers is interested in the redevelopment of same. Please accept our unfailing support of the planned project. We have many friends in the community and Bob serves on the board of the Lake Heights Community Club...thus we are willing and able to spread our enthusiasm for your efforts.

Thank you for listening and your (hopeful!) support....

Evelyn and Bob Siewert

Matz, Nicholas

From: Heidi Miller <fitmom@aol.com>
Sent: Friday, March 09, 2018 11:17
To: Matz, Nicholas
Cc: Sue Baugh
Subject: Rezone of Newport Hills shopping center

I am writing you as a show of my support of the rezone and development in my area. I've lived here over 35 years and have seen the decline of the center. Although I agree there will be congestion and traffic issues, I think a well thought out plan deserves our consideration. Please keep me informed of the issues and any future meetings.

Regards,

Heidi MILLER ☺
425.260.3431

Sent from my iPhone

Matz, Nicholas

From: Heidi Miller <fitmom@aol.com>
Sent: Friday, March 09, 2018 11:17
To: Matz, Nicholas
Cc: Sue Baugh
Subject: Rezone of Newport Hills shopping center

I am writing you as a show of my support of the rezone and development in my area. I've lived here over 35 years and have seen the decline of the center. Although I agree there will be congestion and traffic issues, I think a well thought out plan deserves our consideration. Please keep me informed of the issues and any future meetings.

Regards,

Heidi MILLER ☺
425.260.3431

Sent from my iPhone

Matz, Nicholas

From: Patti Timmons <patti_lt@hotmail.com>
Sent: Thursday, March 08, 2018 15:57
To: Matz, Nicholas
Subject: Revitalizing the Newport Hills Shopping Center

4809 – 116th Avenue S.E.
Bellevue, WA 98006-2723

March 8, 2018

Nicholas Matz
Senior Planner
City of Bellevue

Dear Nicholas—

As a home owner in the Hazelwood/Newport Hills/Lake Heights areas for over forty years, I write to you in support of redevelopment at the Newport Hills Shopping Center.

We have watched the shopping area deteriorate over the years and would like to see it become a beautiful and vibrant place for our community once again. Support for the current tenants is, of course, very important since many of us enjoy the Mustard Seed and Resonate Pizza for dinner out, plus the other services provided.

While previous attempts to rezone and rebuild have been thwarted by a very vocal group, there are many of us who support these efforts. We understand the concern for additional traffic and the impact on schools, but these should not be stumbling blocks as new plans are developed. I feel strongly that the "issues" can be looked at, modified and a compromise can occur.

Please know that there are many of us who support this effort to revitalize the Newport Hills Shopping Center, and we don't want to be "shouted down" by the more vocal negative group.

Sincerely,

Patricia L. Timmons
(Patti)
425-641-4933

Matz, Nicholas

From: Sue Baugh <sue.baugh@comcast.net>
Sent: Thursday, March 08, 2018 15:53
To: Matz, Nicholas
Subject: Newport Hills Shopping Center Redevelopment
Attachments: NHSC Ltr to Nicholas Matz March 8 2018.docx

Nicholas- Attached above is a letter regarding the redevelopment of the Newport Hills Shopping Center Property which I understand will be included it in the official record. Please let me know if there are questions.

Thank you. Sue

March 8, 2018

Mr. Nicholas Matz
Senior Planner
City of Bellevue
Bellevue, WA 98009-9012

RE: Redevelopment of Newport Hills Shopping Center Property

Dear Mr. Matz:

As a resident of Lake Heights for 28 years and a retired commercial real estate broker I fully support the Toll Brothers' request for a Comprehensive Plan Amendment that would allow redevelopment of the Newport Hills Shopping Center property into a mixed use project.

Newport Hills Shopping Center has been in steady decline for more than 25 years and many of us have spoken with members of Bellevue City staff and City Council members (past and present) about how to fix this eyesore in our midst. We know the existing owner has no interest in upgrading the center and, frankly, the center's buildings are beyond their useful life. In addition we've known for years that, given the change in area demographics, the current Comprehensive Plan would have to be amended and the area rezoned in order to make redevelopment financially feasible for a new owner. Two years ago Intracorp filed for a Comp Plan Amendment that would enable it to redevelop the center but that effort was cut short by the Planning Commission responding to a loud anti redevelopment segment of the community. So that's where we are... right where we've been for the last 25 years and the NHSC keeps going downhill.

Why wouldn't the City Council grant a Comp Plan Amendment that would be needed by any company considering redevelopment of the area? Then we could go forward with the planning process to get factual data relative to traffic counts, future school enrollment v. capacity, actual number of residential units, outdoor common areas, and possible relocation of existing commercial tenants? Let's look at the facts rather than relying on a small but loud group who resist any change.

The fact is Newport Hills Shopping Center has been in decline for years and the current owner has neither the financial means nor the desire to remedy the current situation; a situation, I might add, that will become significantly worse when the next real estate decline happens. And it will happen...it always does...that's why it's called a "real estate cycle". Let's face facts... Newport Hills Shopping Center is important to the neighborhood but it's not a United Nations World Heritage site. The entire area needs to be redeveloped in order to save the center and rid the neighborhood of a persistent eyesore.

Sincerely,



Suzanne Baugh

Matz, Nicholas

From: Sean Bentley <ssbentley@gmail.com>
Sent: Thursday, March 08, 2018 13:44
To: Matz, Nicholas
Subject: Regarding the new Newport Hills center proposal

Dear Mr Matz,

As a 14-year resident of Newport Hills proper and an 11-year resident of Lake Heights, a daily commuter, and a parent of grown children, I want to add a voice of hope and positivity to the neighborhood responses from Newport Hills regarding the proposed Toll project.

I believe that it's possible for, and I look forward to, the City, developer, and community to work together to address the pragmatic concerns such as traffic impact, emotional ones such as support for the existing commercial enterprises, esthetic ones such as overall design, and social ones such as how the development (both residences and grounds) can be shared by a wide range of citizens, including low-income and senior housing.

Hopefully the process will not be torpedoed this time around by loud, fear-mongering individuals before it even gets going. At the same time, I hope that the developer is more willing than the previous party to compromise in favor of the heartfelt wishes of the community.

Regards
Sean Bentley

Matz, Nicholas

From: Debra Haraldson <norwegian_gal@icloud.com>
Sent: Thursday, March 08, 2018 13:16
To: Matz, Nicholas
Subject: Supporting Newport Hills Shopping Center Redevelopment

My name is Debra Haraldson. I reside in the Lake Heights, and have owned my home for 25 years.

I want to express my support for the Toll Brothers development of the Newport Hills Shopping Center. I supported the previous attempt by Intracorp a few years ago and was incredibly disappointed when that project slowly died.

Many of the neighbors stopped the process without much conversation and I was angry that the loudest voices (not necessarily the most informed) drown out those of us who wanted to at least continue the conversation. It appears that they are doing it again and I hope others like me will stand up to this negative group.

The shopping center in its current condition is an embarrassment but filled with wonderful shops and services. There is no way these buildings can be retrofitted or redesigned – they need to be totally destroyed and redeveloped. I'm sure that the newer businesses were aware of what they were getting into when they rented space in a 60 year old building. Change will happen on property that is that old.

Many people complain about the increase in traffic should the Toll Brothers plan be approved. There are three schools here that contribute greatly to our existing traffic and that will not change! They also fail to realize that there are two major buses that take riders to Bellevue and Seattle from the Newport Hills and Lake Heights neighborhoods. New residents won't have to drive during rush hours if these buses will suffice.

It's seems as if this "never" crowd gets all of the attention and that nothing will satisfy their needs. I personally am tired of it and wanted to let you know you have my support for moving forward on this project. We need to at least listen to the developers and participate in the conversation.

Thank you for your service to Bellevue.

Matz, Nicholas

From: Ellen Rowland <ellmnop@hotmail.com>
Sent: Wednesday, March 07, 2018 21:23
To: Matz, Nicholas
Subject: Newport Hills Shopping Center rezone

Dear Nicholas –

I am sending this email to comment on the proposed rezone of the Newport Hills Shopping Center. I grew up in Newport Hills and enjoyed the benefit of a community with a central gathering place. Summer mornings were spent at swim practice at the pool then we would waste time until 1:00 Open Swim by walking to Albertson's or Dairy Queen. It was really sad when the Coal Creek businesses opened and really affected the vitality of the Shopping Center.

When we bought our first house, we bought in the Spiritridge area. We loved our house and the location – a good commute to Microsoft and close to Weowna Park trails. However, when we had children and they started getting involved in activities, I realized something was missing. For dance classes, some people went to Factoria, some to the Crossroads area, some to Issaquah. Same for swim lessons and soccer. There was no central draw. I missed what I had growing up and before our oldest started Kindergarten, we moved back to Newport Hills.

Newport Hills is a unique community in Bellevue in that there is a true central draw. This is partly due to geography of being 'on the hill', but the Newport Hills Shopping Center is a large part of this. Yes, there was a downturn when the businesses on Coal Creek opened, and the business mix is quite different than what it was, but I would argue that the current mix of businesses add to the community now more than ever. There are several services dedicated to the children of the community – dance, baseball, martial arts and tutoring. Having all of these on the hill mean that children can walk to them or be dropped off without parents having to deal with the ever increasing traffic in the area. In one quick stop I can pick my daughter up from dance, pick up some Teriyaki for dinner and drop off my dry cleaning – all without hitting one stop light! Two popular sit-down restaurants are a huge asset to the community. It is wonderful to have an easy place to go for dinner never knowing which friends and neighbors we will run into each time.

I have to say that even though the Shopping Center is quite run down, I think business must be better than ever. I have noticed in the last year that when I go pick my daughter up from dance class, I often can't find a place to park close to the studio!

I am so happy that my children have this central gathering place in the community just like I did. A rezone of this area would negatively affect my family's quality of life – our sense of community would be reduced and we would have to spend more time in the car to get children to their activities.

Thank you,
Ellen Rowland

Sent from [Mail](#) for Windows 10

Matz, Nicholas

From: Allen Abendroth <AllenofBellevue@comcast.net>
Sent: Wednesday, March 07, 2018 14:11
To: Matz, Nicholas
Subject: New Port Hills shopping center

Dear Mr. Matz,

Is there a blueprint, drawing or sketch available of the proposed construction at New Port Hills site?

Thanks,

allen

Matz, Nicholas

From: Monika Khandelwal <khand049@umn.edu>
Sent: Tuesday, March 06, 2018 21:58
To: Matz, Nicholas
Subject: Request to be a party of record

Nicholas,

I request to be a party of record in re

Newport Hills Shopping Center: 2018 Comprehensive Plan Amendment & rezone

Thanks,

- Best,

Monika

- www.linkedin.com/in/monikakhandelwal/

Matz, Nicholas

From: johnespence@comcast.net
Sent: Tuesday, March 06, 2018 20:26
To: Matz, Nicholas
Subject: Against Newport Hills rezone and CPA

Hello Mr. Matz, and thanks for soliciting input on this matter. I live on 127th PL SE. I am firmly against.

In a nutshell, this is too many units, too much traffic, too little retail, almost certainly too little off-street parking, and too much change to the character of the existing Newport Hills neighborhood. I am absolutely open to change, but only a more modest change would get my support. I moved to Newport Hills because of the residential feel of the neighborhood, and the neighborhood shopping, which has already made the neighborhood more walkable, with restaurants and stores. I believe Newport Hills is evolving very nicely, just as I hoped it would when I bought a home here – and as I thought City of Bellevue would be happy to support.

Recall the previous attempt to develop a large and dense multifamily project, with the rezone, and how strictly against the neighborhood was, and I believe CoB was also firmly against. This project seems no different – just pitched by a bigger company perhaps more effective in getting its projects approved – not more enlightened in its approach to the neighborhood. Ideally, a developer would invest in a more modest change (something 1/2 this size, with more retail and open space). If that does not pencil out for them as a money-maker I'd prefer nothing happen soon – as the entire area develops and property values continue to rise I am confident the math will line up and CoB can approve a more modest, appropriate, and valuable project that makes the neighborhood – on balance – different but not wildly so – and more attractive for most CoB citizens – especially the current property owners that invested based on the current zoning and character.

If CoB approves this project, I would consider that “a taking” – from me and other current neighbors and property owners – to benefit a third party (not simply Toll Brothers, I am sure there would be many “winners” from a rezone, but the existing community would not be among them). I would believe that CoB was putting their priorities for development and density against the implied contract of the existing zoning and Comp Plan that attracted me to the community. I would feel that CoB was not acting in good faith towards the existing community. I believe the city owes the current community continuity of the existing neighborhood character – growth is OK – but measured growth in keeping with CoB's promise (existing zoning) of a desirable neighborhood.

I urge the CoB to say no to this proposal, but be open to a revised proposal from the developer for something smaller and more human-scale for our neighborhood.

Sincerely,

John Spence
425-260-0112

Matz, Nicholas

From: Dan Sherman <87targa@gmail.com>
Sent: Tuesday, March 06, 2018 20:23
To: Matz, Nicholas
Subject: Newport Hills

Hello, I am writing to let you know that I oppose any plan for Newport Hills that does not clearly provide robust solutions for retail, food and service to support the neighborhood. I oppose any plan that does not fully accommodate ample parking for new resident's housing. I oppose any plan that does not provide for alleviating existing traffic and a significant increase in street parking. I oppose any plan that would deter small businesses from being able to join our neighborhood at reasonable lease rates. Unless there is a way that the CoB can provide for these things for Newport Hills, I oppose any re-zoning.

Thanks,
Dan Sherman

Matz, Nicholas

From: Karen Sillivan <sillikaren@gmail.com>
Sent: Tuesday, March 06, 2018 17:50
To: Matz, Nicholas
Subject: Proposed Development in Newport Hills

My husband and I have been residents of Newport Hills since the early 1970's, and strongly oppose the rezone of the Newport Hills Shopping Center, as well as any other properties in the neighborhood that would be developed into high density multi-family housing. Newport Hills is a single family neighborhood and does not have the infrastructure to support this type of development. Not to mention, this redevelopment would greatly impact the "know your neighbor" community we currently enjoy.

During the time that we have resided in our home, we have seen many changes. Many of them not for the betterment of the neighborhood.

In recent years, we have seen single family residences become multi-family or multi-generation abodes. These circumstances, along with the return of younger families with children to the neighborhood have led to overcrowding in our elementary schools. Not only is the school overcrowded, but the traffic associated with the school is actually frightening! I am actually afraid to attempt to leave my residence – either on foot, or by vehicle – during the morning and afternoons when the parents are dropping off or picking up their children!

Development to the east and south as well as more vehicles per residence have led to major traffic issues in Newport Hills in the early morning and in the afternoons. Traffic is diverting through our neighborhood from all the surrounding development. Not only is this traffic speeding through the neighborhoods and running stop signs at will, but the infrastructure is stretched to a breaking point! It is not uncommon for it to take over half an hour to travel one-half mile down 119th Ave SE.

It has only been a little over a year ago that the neighborhood stood against the type of rezone that is again being proposed. This leads my husband and I to believe that the City of Bellevue does not take into consideration the neighborhoods and the consensus of the majority of their residents. It seems that all the City is concerned with in density and tax dollars!

Karen & Mike Sillivan
Newport Hills Homeowners

Sent from [Mail](#) for Windows 10

Matz, Nicholas

From: mike@resonatebrewhouse.com on behalf of Mike Ritzer <mike@resonatebrewery.com>
Sent: Tuesday, March 06, 2018 17:18
To: Matz, Nicholas
Subject: 2018 Comprehensive Plan Amendment & rezone: Newport Hills Shopping Center

Can you include me as a party of record? I'd like to stay informed of updates.

thanks!
mike

Mike Ritzer, Founder/Head Brewer
Resonate Brewery + Pizzeria

Matz, Nicholas

From: Chris Nygren <chris_nygren1947@yahoo.com>
Sent: Monday, March 05, 2018 15:09
To: Matz, Nicholas
Subject: 18-103965-AC, 18-103967-LQ Newport Hills/Appeal/Protest

I have lived in the Newport Hills area for the last 40 years.

I saw the City of Bellevue notice sign yet again for the proposed MF-H&NMU I have to ask myself what does the City of Bellevue plan to do with the lack of parking for the current multi-family housing that already exists in the Newport Hills area??? I walk the area every day and the residents of mainly the Newporter Apartments park their other cars and assorted vehicles on what street parking there is on 119th (by the church) along with the street parking that is available on SE 60th street. They also currently ILLEGALLY park their vehicles in the Newport Hills shopping center near the Chevron station. The owners of the Newport Hills shopping center are aware of this illegal parking which numbers between 15-20 cars every night by the Chevron station with another estimated 30-40 cars parked on 119th and SE 60th Street. The people who park their cars on the street throw their garbage, water bottles, and yes USED CONDOMS, out on the street and sidewalk and then they leave and then park back over the garbage at night. The City of Bellevue is already doing little to do anything about this litter problem let alone the parking problem.

Since neither the City of Bellevue notice says how many bedrooms per unit you are planning on putting in I am going to guess that they will be anywhere from 3-5 bedroom units. I believe last time that this multi-family project was proposed by the owners of the shopping center it was around that many. Is the builder proposing to build a VERY LARGE UNDERGROUND PARKING LOT to handle all the vehicles that will come along with this project???? With rents as high as they are sometimes there are 4+ people sharing a 2 bedroom unit and they all have VEHICLES!!! THIS WILL NOT CHANGE!! I know that at the Newporter Apartments that they charge \$35 per month for a second car and from what I can tell few of their residents want to pay the \$35 per month for a parking space.

When the current businesses (Mustard Seed, Resonate, Stods, etc) are busy the whole NH shopping center parking lot is full of vehicles. You should drive the area on a weekend at night if you really want to understand this area and how there is NO PARKING for the residents who already live here let alone anyone who wants to visit any of them. Stop by when the Newport Swim and Tennis club has a swimming meet!! Also the current NEWLY BUILT Newport Heights elementary school was almost at full capacity two years ago.

What type of long range planning is the City of Bellevue doing for the current lack of street parking for residents in NH neighborhood?? I do not believe that this project belongs in the the Newport Hills area.

I am a owner and resident at Newport Crest condos and a very concerned citizen.

Christine M Nygren
425-785-2071

Matz, Nicholas

From: On Choi <choi12750@LIVE.COM>
Sent: Sunday, March 04, 2018 9:12
To: Matz, Nicholas
Subject: reject reject reject - proposal 18-103965-AC

REJECT...REJECT...REJECT THE PROPOSAL # 18-103965-AC. The owner try to hide the sign and don't let the people see. If my friend not tell me, I would pass the date to reject.

ONLY ONE WORD REJECT.... WE NEED BUSINESS THERE.

REJECT REJECT REJECT REJECT REJECT....

Curtis

Matz, Nicholas

From: Elaine <holatodos00@hotmail.com>
Sent: Sunday, March 04, 2018 9:06
To: Matz, Nicholas
Subject: REJECT - PROJECT # 18-103965-AC

Hello,

I am 100% reject the project# 18-103965-AC proposal.

Kaitlyn

Matz, Nicholas

From: Elaine Leung <choi-family@live.com>
Sent: Sunday, March 04, 2018 9:03
To: Matz, Nicholas
Subject: Refer to Project # 18-103965-AC - Proposal change from neighborhood business and multifamily-high

Hello Nicholas,

I reject the project# 18-103965-AC proposal. The owner tried to change before and all resident rejected because we need the business there. My daughter has dance class twice a week. My son has Taekwondo 3 days a week also there has baseball practice area, dry clothes store, hair salon, nail salon, fitness and restaurant. All resident like to go there every day. If we support homeless people why we don't support those business. If we agree to change, all stores will close and a lot of people lose job.

Please consider that.

Thank you,

Elaine

Matz, Nicholas

From: Kenneth Ramsey <kjramsey@comcast.net>
Sent: Saturday, March 03, 2018 16:32
To: Matz, Nicholas
Subject: Newport Hills shopping center project

Mr. Matz

I have been a resident of Newport Hills since 1968 and have seen a lot of changes. I would like to know more about the proposed changes to the shopping center, mainly in terms of what businesses will be impacted and what the overall scope of the project will be. Is there a web site where I can get information?

Thank you

Ken Ramsey

5018 117th Ave S E

Bellevue WA 98006

kjramsey1@comcast.net

425-746-3463

Matz, Nicholas

From: Grace Chen <gracetiogchen@yahoo.com>
Sent: Friday, March 02, 2018 8:46
To: Matz, Nicholas
Subject: Newport Hills Shopping Center

Hello,

Can you please tell me what is going to happen to the Newport Hills Center? Are new condos going to be built? When? What will happen to the businesses around there? What about the store across the street from Newport Hills Center (where S-Mart is)? How is the Bellevue School District going to handle more kids in the neighborhood?

Thanks,
Grace Chen

Matz, Nicholas

From: Vicki Hollenberg <vhollenberg100@gmail.com>
Sent: Wednesday, February 28, 2018 8:42
To: Matz, Nicholas
Subject: Newport Hills Proposed Land Use

Thank you for your call this morning. I would very much like to be informed about this proposal. Please put me on the list for any information.

Thank you,
Vicki Hollenberg

Matz, Nicholas

From: aaron quan <aaron8055@gmail.com>
Sent: Monday, February 26, 2018 12:23
To: Matz, Nicholas
Subject: Newport Hills Shopping Center Redevelopment Plan

Dear Nicholas Matz,

I received one letter about changing the Newport Hills shopping center from NB to MF-H.

As one residency at Newport Hills townhome, I don't agree to change the land use element. The schools in this zone are already very crowded and the traffic during traffic time is very bad too. So I don't think that we have the condition to have more residencies in the area.

Thank you for your consideration.

My best

Aaron Quan
Chinese Cell: +86.135.0205.2059
American Cell: +1.206.471.0778

Matz, Nicholas

From: Brown <gregerbrown@gmail.com>
Sent: Saturday, February 24, 2018 14:30
To: Matz, Nicholas
Subject: Rezone of Newport Hills Shopping Center

Mr. Matz,

Below you will find a copy of our response to the Planning Commission's request for comments on the proposed zoning change of the Newport Hills Shopping Center back in March of 2016. Since that time the things that have changed are that more housing units have been completed and occupied in Newcastle and Newport Hills, and the new Renton Middle school is now open and running. Those things have caused more traffic activity in the Newport Hills area making for more traffic jams and frustrations for existing residents. More drivers are shortcutting off Coal Creek Parkway at Newcastle Way and going over the Hill to get to north bound I405 at the 112th SE onramp. I think they do this because they avoid the already backed up Coal Creek Pkwy to I90/I405 mess.

We are frequent patrons of the merchants and service providers in Newport Hills. It saves us driving and keeps us off the heavily travelled Bellevue streets. It keeps us from causing more traffic jams. We love our shopping center businesses and the presence of a Toll Brothers project will drive them out of business. Only one or two might be able to remain because of the huge rent hikes they will receive. Those merchants are there because they can afford the spaces and we keep them in business. Please refer to what happened to the Lake Hills Shopping center development. I don't think any space has been leased in the last two years and there is a whole lot of it available. Small businesses can't afford those prices and big businesses say it's not viable because it's in a neighborhood. The same will happen in Newport Hills. Even The Commons area at Newcastle is having problems. Please don't let that happen to our Newport Hills Shopping Center. We love it and it's thriving as is. If it's not broken, don't think you have to fix it. You need to listen to your neighborhood residents and trust them and not to the big companies with deep pockets. Those companies can hire the best attorneys and have the money to carry on a lengthy fight until they get what they want. But, what they want is not in the best interest of the residents of Newport Hills so please don't okay this rezone request.

Adding additional housing units to Newport Hills is not in the best interests of the residents of the area. Take note that the development in the 6000 block of Lake Washington Blvd. has not begun so we can't even factor that increased traffic into the issue. Also, the fact that Bellevue will allow the Toll Brothers to do their own traffic study is ludicrous. Talk about the fox guarding the hen house.

Matz, Nicholas

From: Irene <catbert123@hotmail.com>
Sent: Saturday, February 24, 2018 10:31
To: Matz, Nicholas
Subject: PRO Newport Hills Development

Hello Nicholas,

I understand that once again a rezoning of the Newport Hills "shopping center" has been requested. I've heard that Toll Brothers are trying to develop these 6 acres into Mixed Use.

I am writing to FULLY SUPPORT this effort!! I've owned my home here in Newport Hills for the past 20 years, and I think there would be nothing better for our area than to see that area rezoned and developed. I've seen the previous attempt to develop it fail, due to only a handful of very outspoken locals whom I believe DO NOT speak for the majority of homeowners here in Newport Hills.

I've seen these 6 acres in question go from thriving businesses to a seedy breeding ground for crime, transients, and unleased space. Where once there were two gas stations, a coffee shack, a Red Apple Grocery, a Gift Store Pharmacy, a great Chinese restaurant and a bank branch, there are now dilapidated buildings, empty spaces and abandoned cars that attract criminal elements. I don't think it's good for our neighborhood to have this seedy abandoned area in the midst of our residential neighborhood.

What I AM excited about is the prospect of a thriving, mixed use area of brand-new condos and shops, where the new residents have a vested interest in their community. I'd like to see new small businesses in a well-maintained mixed use development that truly serve the community.

PLEASE convey to the city of Bellevue that there are many residents here in Newport Hills that are very supportive of the Toll Brothers proposed plans to develop.

Thank you,
Irene Graham

Matz, Nicholas

From: Renee Morrissette <rnlaforce@gmail.com>
Sent: Friday, February 23, 2018 12:15
To: Matz, Nicholas
Subject: Question about Newport Hills shopping center redevelopment

Hello I own a townhouse in Newport Hills on 12235 se 56th st. Does the proposed redevelopment plan to tear down any portion of the already existing townhouses?

Thank you
Renée