

Public Comments Park in Bellevue CPA 19-104143 AC

April 24 (noon) – March 29

## Matz, Nicholas

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**From:** Penny Longhorn <pennylonghorn@yahoo.com>  
**Sent:** Wednesday, April 24, 2019 11:01  
**To:** Matz, Nicholas  
**Subject:** Comprehensive Growth Plan

I am writing to request that I become a person of record regarding the comprehensive growth plan that targets growth to specific areas of the city and does not threaten our "Park in a City" by giving developers carte blanche.

Regards,  
Penny Longhorn  
14907 SE 46th Court  
Bellevue. Wa  
98006  
(Citizen of Tamara Hills East of Somerset)

## Matz, Nicholas

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**From:** Bonnie Schiller <signarf@aol.com>  
**Sent:** Wednesday, April 24, 2019 9:57  
**To:** Matz, Nicholas  
**Subject:** traffic

Good Morning Nicolas,

One result if the Park proposal changes eventuate is traffic headaches.

Last week, upon turning North from 12th onto Bellevue Way there was a school bus unloading in front of the Park. Southbound traffic (towards Bell Square) was backed up for blocks and blocks. If only you had been there with your camera as a picture is worth a thousand words!

Given the additional population density already in the works or approved for Bellevue Way as it traverses the downtown core, isn't granting the Park proposal committing both neighborhood and downtown "trafficide"?

Bonnie Schiller

## Matz, Nicholas

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**From:** Britt Wibmer <britt@brittspicks.com>  
**Sent:** Tuesday, April 23, 2019 15:15  
**To:** Matz, Nicholas  
**Subject:** The Park Apartments and my home

Hi Nicholas,

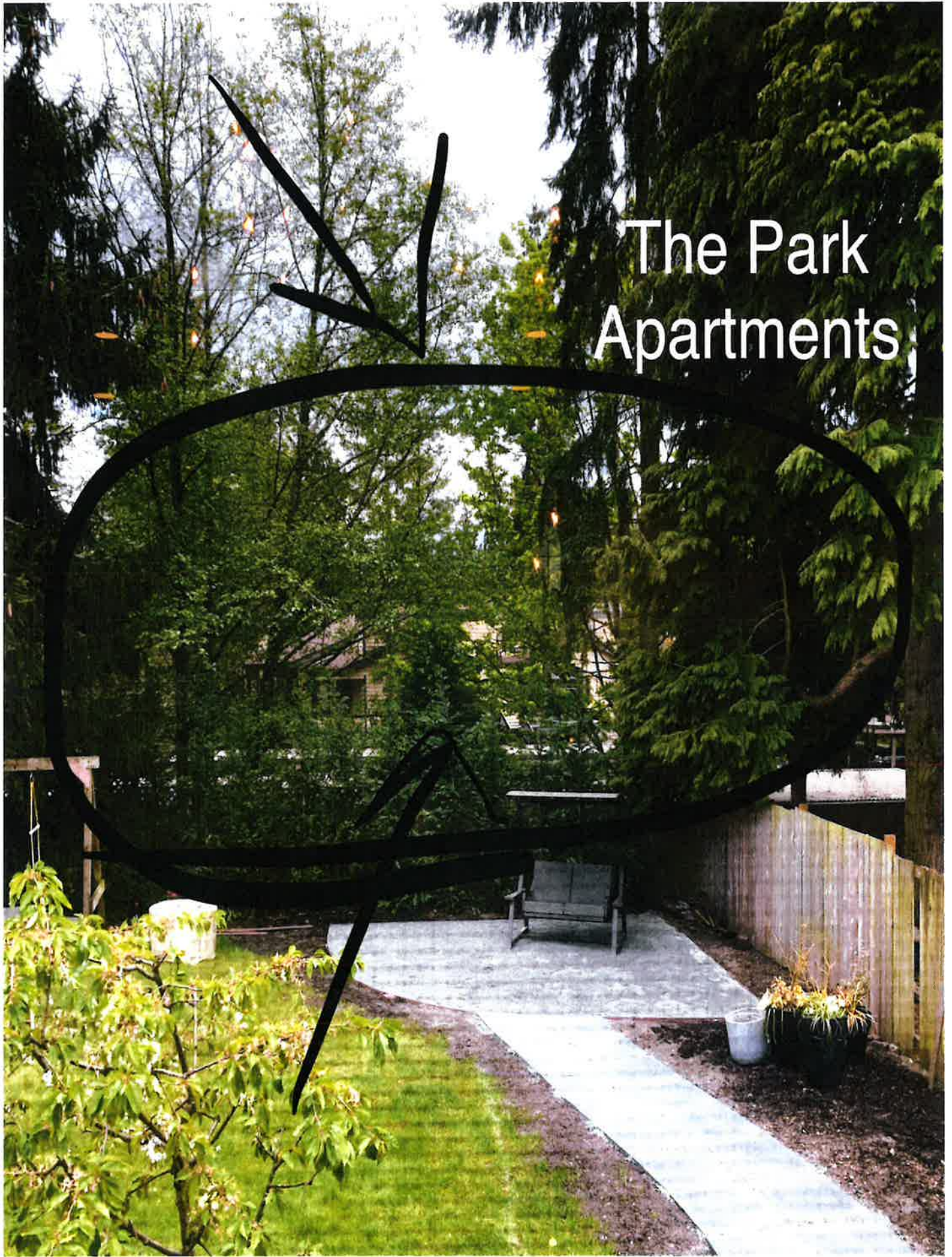
I live at 1330 102nd Ave. NE, Bellevue. I'm a hard working single mom and saved and scrimped for 7 years as a renter to finally be able to buy an incredibly humble home in Bellevue for my two sons and I. The only thing that I could afford was a little home that backs up to The Park Apartments. I don't mind the apartments being behind my home because directly opposite my fence is their car ports, then road, and then finally the apartment building. Attached is a picture of what I see out of my kitchen window.

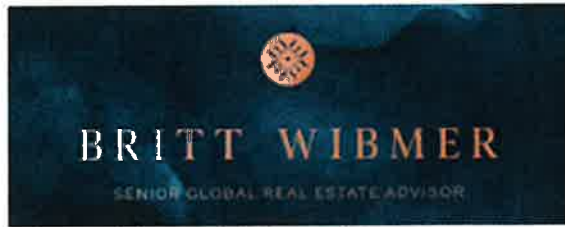
If the zoning changes for The Park, I will have a monstrously tall building looming over my little house. My privacy will be completely gone and my kids playing in the backyard will be on display to the tenants in these buildings. One of my sons has medium functioning autism and I worry a great deal about him being mistreated by people, and who knows who will be able to watch him from their windows.

I ask as a hard working single mom who is trying to hold on to my small piece of the American dream here in Bellevue, I implore you to stop this zoning change request. Project #19-104143-AC.

Thank you,  
Britt

# The Park Apartments





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## Matz, Nicholas

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**From:** Dan Olson <S2Rubicon@hotmail.com>  
**Sent:** Tuesday, April 23, 2019 10:34  
**To:** Matz, Nicholas  
**Cc:** r.e.dillon@comcast.net  
**Subject:** Project #19-104143-AC (The Park)

Mr. Matz,

My name is Daniel C. Olson and I request to become a party of record to Project #19-104143-AC (The Park).

I am a homeowner and resident in an SFR property at the S.E. corner of 100<sup>th</sup> Ave. N.E. and N.E. 13<sup>th</sup> St. My southern backyard fence line is the zoning border for SF-M development east of 100<sup>th</sup> Ave N.E. and north of the Downtown core.

I oppose the application for the up-zone proposed in Project #19-104143-AC (The Park) for the following reasons.

- This project proposes that the property be re-zoned to a zoning density that does not even exist in the city's 2015 Comprehensive Plan.
- I purchased my SFR property with the clear understanding that the City would strictly adhere to its Comprehensive Plan and hold higher-density development to the Downtown core and its northern boundary represented by NE 12<sup>th</sup> St. This proposed project would negatively impact the North Bellevue sub-area, my neighborhood, and my SFR house value due to the proposed high-density and its out-of-scale character relative to the neighborhood and the existing zoning.
- Approval of the proposed project would violate conditions stated in the POLICY S-NB-39 that "Development should appear residential in character by reducing the density and through scale and design features. This would include designing smaller, more highly detailed buildings rather than massive, bulky buildings of an institutional character." Allowing a density greater than MF-M would violate the policy's statement to "minimize the impact of any development of adjoining single-family residential areas," which includes my home.
- The proposed development also violates the City's stated Land Use Strategy LU-1 to focus the city's growth and development to:
  1. "Direct most of the city's growth to the Downtown regional growth center and to other areas designated for compact, mixed use development served by a full range of transportation options.
  2. Enhance the health and vitality of existing single family and multifamily residential neighborhoods."

**PLEASE DO NOT ENDORSE DEVELOPMENT CREEP!**

One of Bellevue's assets has been the preservation of the delicate balance between the existing SFR and multi-family residential neighborhoods and the exploding Downtown Core. This development creep will obliterate that balance. Please keep high density development within the Downtown core and adhere to the existing MF zoning in place in the North Bellevue sub-area.

While I am less familiar with the existing zoning requirements of Project #19-104146-AC (BTC) I am very familiar with that neighborhood as I lived at the Green Condominium (S.W. corner of 148<sup>th</sup> Ave. N.E. and N.E. 35<sup>th</sup> St.) in the late 1970's and early 1980's.

The character of the neighborhoods north of Hwy 520 and NE of Bel-Red Rd. should be retained to the existing suburban multi-family and suburban office park character and the existing densities. Higher density MF and commercial

development should be held to the areas south of Hwy 520, east of I-405, west of 156<sup>th</sup>Ave. N.E. and north of Bel-Red Rd (to 156<sup>th</sup>Ave N.E.) to include the new Spring District. Therefore, I do not support an up-zone or any zoning variances as contemplated by the BTC project proposal.

Please adhere to the existing city's Comprehensive Plan as written and approved by the City Council.

Sincerely and respectfully,

Daniel C. Olson  
10011 N.E. 13<sup>th</sup> St.  
Bellevue, WA 98004

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(206) 390-1185