

**From:** [Matz, Nicholas](#)  
**To:** [Jessica Gelinis](#)  
**Subject:** RE: 15 Lake Bellevue Drive  
**Date:** Wednesday, February 3, 2021 4:39:00 PM

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Ms. Gelinis-

Thank you for your inquiry. You are now a party of interest to the 2021 proposed plan amendments:

You are an applicant or agent and have been placed on this 2021 proposed plan amendments distribution email list. You will receive information from the city regarding the plan amendment process via email. This is intended to keep you informed of review processes, Planning Commission meetings and actions, and other issues.

The Planning Commission held a study session on the 2021 proposed plan amendments at its [January 27](#) online meeting, to provide direction on Threshold Review and geographic scoping. This meeting is not the Threshold Review public hearing and a Threshold Review staff recommendation has **not** been proposed or presented.

Please contact me as needed for information and questions. The [Comprehensive Plan website](#) will be kept updated regarding plan amendment review. It also contains links to application materials and the Planning Commission, City Council, and other agenda materials. Plan amendments status are tracked on [MyBuildingPermit.com](#).

Any materials you provide to the city (and any provided to you) such as emails regarding an application become public records. Any other communications venues such as NextDoor, or neighborhood newsletters, etc. do not become part of the public record for these plan amendment applications unless they cross the city's communications "thresholds." This occurs when they are sent to city staff or the Planning Commission, or are introduced as public testimony at a hearing, or provided to a legislative body such as the City Council. In other words (!) comments provided to the city become public records.

Anyone may request in writing to become an "interested party" to the 2021 proposed amendment applications. Any written interested party comments provided to the city will become part of the record and referenced in all Planning Commission agenda materials. These comments are available to commissioners and councilmembers.

The city strongly encourages engagement in the early and continuous public participation that is represented by the Planning Commission's study, review, hearing, and recommendation process for proposed plan amendments, and the City Council's exercise of its legislative authority in reviewing and taking action on proposed plan amendments. Please attend meetings, and take advantage of oral and written communications agenda items at Planning Commission meetings. If you wish to provide written materials directly to the Commission, please use the [Planning Commission email](#) and cc: your correspondence to [me](#) and to [Kristin Gullledge](#). If you'd prefer to communicate written materials for a Commission agenda packet or for something regarding your application review, simply send them to me directly.

This is also not a legal notice; you are receiving this courtesy information because you are the applicant, agent, or party of interest to one or more of the proposed plan amendment applications.

## Nicholas Matz AICP

Senior Planner, Community Development, City of Bellevue  
[nmatz@bellevuewa.gov](mailto:nmatz@bellevuewa.gov) | 425-452-5371 | [BellevueWA.gov](http://BellevueWA.gov)  
Pronouns: he/him/his

### COVID-19 Alert

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

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

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**From:** Jessica Gelinas <JGelinas@trfpac.com>  
**Sent:** Wednesday, February 03, 2021 15:18  
**To:** Matz, Nicholas <NMatz@bellevuewa.gov>  
**Subject:** 15 Lake Bellevue Drive

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

Hello Nik,

As discussed, would you kindly provide the information for the above-mentioned property?

Thank you,



**Jessica Gelinas, CMCA**

Association Manager  
TRF Pacific Management Services LLC

**Office:** 206-985-0100

**Direct:** 206-792-7984

**24/7 Emergency Service:** 425-822-5505

2620 Second Ave  
Seattle, WA 98121

[www.trfpac.com](http://www.trfpac.com)

“A satisfied client is the best business strategy of all”

**From:** [Robin Steel](#)  
**To:** [Matz, Nicholas](#)  
**Subject:** Re: 15 Lake Bellevue  
**Date:** Friday, January 22, 2021 4:40:51 PM

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

Ha ha. Don't you just love it? Thank you!

-Robin

On Jan 22, 2021, at 4:31 PM, Matz, Nicholas <NMatz@bellevuewa.gov> wrote:

Robin-

The application is for 15. We try to expose the application to the broadest public possible. In this case 40 howled, so we are moving the sign.

### **Nicholas Matz AICP**

Senior Planner, Community Development, City of Bellevue  
[nmatz@bellevuewa.gov](mailto:nmatz@bellevuewa.gov) | 425-452-5371 | [BellevueWA.gov](http://BellevueWA.gov)  
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### **COVID-19 Alert**

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**From:** Robin Steel <robinleesteel@icloud.com>  
**Sent:** Friday, January 22, 2021 16:25  
**To:** Matz, Nicholas <NMatz@bellevuewa.gov>  
**Subject:** Re: 15 Lake Bellevue

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

Hi, Nicholas. One more question. Can you also please clarify which building it is? The sign is next to building 40. It says 15 which I assume is the building right next to building nine. If so, it looks like the sign should be moved to more accurately reflect which property is applying for the land use action. What do you think?

-Robin

-Robin

On Jan 22, 2021, at 8:03 AM, Matz, Nicholas <[NMatz@bellevuewa.gov](mailto:NMatz@bellevuewa.gov)> wrote:

Hi, Robin-

Not a foregone conclusion. This is an application for a Comprehensive Plan Amendment for the site at 15 Bellevue. They'd like to include 9 Bellevue (immediately to their west) as well. All public comments become part of the record of review, so you can write and send them to me (use the application number in the subject line.)

The proposal is to change the designation (and then the zoning) from BR-GC to BR-OR-2. This would allow more density, a broader mix of uses, and more height. The owners see their proximity to the Wilburton light rail station as a key factor.

The proposal will undergo Threshold Review in order to determine if it should be considered for plan amendment. The Planning Commission has been introduced to the 2021 proposals (December 9) and will conduct a geographic scoping study session on January 27. Geographic scoping is considering whether other properties should be included in the proposal —such as 9 Bellevue. A public hearing is scheduled for March 10.

You can find more information about the application and the CPA review process [here](#).

Let me know what else I can provide.

### **Nicholas Matz AICP**

Senior Planner, Community Development, City of Bellevue  
[nmatz@bellevuewa.gov](mailto:nmatz@bellevuewa.gov) | 425-452-5371 | [BellevueWA.gov](http://BellevueWA.gov)  
Pronouns: he/him/his

[COVID-19 Alert](#)

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**From:** Robin Steel <[robinleesteel@icloud.com](mailto:robinleesteel@icloud.com)>

**Sent:** Thursday, January 21, 2021 21:17

**To:** Matz, Nicholas <[NMatz@bellevuewa.gov](mailto:NMatz@bellevuewa.gov)>

**Subject:** 15 Lake Bellevue

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

Hi, Nicholas. I hope all is well with you. It looks like this is an application for 15 story development. Is this a foregone conclusion or is there still time to provide feedback?

<image001.jpg>

-Robin



February 10, 2021

City of Bellevue  
Development Services and Planning Commission  
450 110th Ave NE  
P.O. Box 90012  
Bellevue, WA 98009

**RE: Response to Geographic Scoping Meeting and Proposal**

On January 27, 2021 the Planning Commission and staff met to discuss the geographic scoping of the Lake Bellevue area as it relates to our comprehensive plan amendment request. The decision at that time was not to move forward with changing the zoning and comprehensive plan amendments for the adjoining parcels to our project.

After our initial submission we entertained the idea of purchasing 9 Lake Bellevue Dr. next door and increasing the size and scope of our project. After further study we have decided the highest and best use will be to keep our development within the constraints of the property we already own as we proposed in our original application.

Our proposal for the comprehensive plan amendment process includes a 12-15 story building comprised of approximately 250 Market Rate and Affordable apartments. We feel this process is the most appropriate method of addressing the ineffective zoning currently in place. One of our objectives is to provide 20% of our development at low to low-moderate affordability. 10% of our units will be priced at 50% of the Area Median Income and 10% of our units at 70% of the Area Median Income. We believe this development will contribute to the City's affordable housing needs for years to come.

We are uniquely positioned in Bellevue, with the Wilburton Light Rail Station merely steps from our proposed development. The property is within walking distance to 3 grocery stores, many restaurants, shopping, and more. The City of Bellevue is in need of housing throughout the City to support the exponential growth anticipated over the next few years. Our project may not be able to solve all of the housing issues; however, bringing our mix of housing to market will certainly make a positive impact on our community. Bellevue has been our home office for over 35 years and will continue to be for the foreseeable future. Traffic concerns for any expansion in Bellevue have to be addressed; fortunately we are located in a highly pedestrian and transit oriented area which will minimize the traffic impact thanks to proximity to the light rail and nearby amenities listed above. We envision our residents living and working in Bellevue without a great need to rely on private transportation

Some concerns raised by City Staff and Council are the environmental impact of developing in this area, specifically water quality control. As such, we have engaged third party consultants to assist us in understanding the differences of where we are now on the site and where we hope to go. The primary

environmental concern as we understand it is in regards to how the storm water runoff will impact Lake Bellevue and Sturtevant Creek. The Civil Engineer that looked into this issue for us concluded that currently the storm water runoff within the parking lot is collected by a series of catch basins and discharged directly into Lake Bellevue without treatment or flow control BMPs (Best Management Practices) in place. All of the existing parking areas are pollution generating impervious surfaces, which will be removed and replaced with new impervious surfaces that are non-pollution generating surfaces intended to meet or exceed current quality control storm water requirements. Therefore, the construction of our development will improve the water quality being discharged into Lake Bellevue by no longer discharging directly into the lake and treating the storm water put back into the system.

Our presentation March 10<sup>th</sup> will go into further detail about the size, scope, environmental and social benefits. As always please feel free to reach out with questions.

Sincerely,

A handwritten signature in black ink that reads "Sean Thorson". The signature is written in a cursive, flowing style.

Sean Thorson  
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