



Bellevue Planning Commission

Wednesday, March 9, 2016

5:30-7:00 p.m. ▪ Downtown Livability Open House in Concourse

7:00-9:30 p.m. ▪ Regular Commission Meeting in 1E-113

City Hall ▪ 450 110th Avenue NE, Bellevue

Agenda

5:30 p.m.

**Downtown Livability: Stakeholder Exhibits & Open House
5:30-7:00 p.m. in City Hall Concourse**

As part of the Commission's on-going work on the Downtown Livability Land Use Code Update, residents, developers, designers, and other interested parties are invited to exhibit their concepts and provide feedback in an open house format regarding how recommendations from the Citizens Advisory Committee process may affect livability in Downtown Bellevue. The open house will provide a chance to interact with Planning Commissioners, staff, and others about livability ideas prior to the regular Commission meeting. Please contact Patti Wilma at pwilma@bellevuewa.gov or Emil King at eaking@bellevuewa.gov if you'd like to reserve a table as an exhibitor. All others are welcome as attendees at the open house without an RSVP.

7:00 p.m.

- 1. Call to Order**
Michelle Hilhorst, Chairperson
- 2. Roll Call**
Michelle Hilhorst, Chairperson
- 3. Approval of Agenda**
- 4. Public Comment***
Limited to 5 minutes per person or 3 minutes if a public hearing has been held on your topic
- 5. Communications from City Council, Community Council, Boards and Commissions**
- 6. Staff Reports**
- 7. Draft Minutes Review**
- 8. Study Session**

7:25 p.m.

- A. 2016 Annual Comprehensive Plan Amendment Applications**
Introduction of five amendment applications and establish geographic scope
Nicholas Matz AICP, Senior Planner

Pg. 1

8:10 p.m.

B. Downtown Livability Land Use Code Update

Review of urban form recommendations from Citizen Advisory Committee (CAC)

Emil King AICP, Strategic Planning Manager

Patti Wilma, Community Development Manager

Pg. 21

9. Public Comment* - *Limited to 3 minutes per person*

9:30 p.m.

10. Adjourn

Agenda times are approximate

Next Planning Commission Meeting – March 23

Planning Commission members

Michelle Hilhorst, Chair

John deVadoss, Vice Chair

Jeremy Barksdale

John Carlson

Aaron Laing

Anne Morisseau

Stephanie Walter

John Stokes, Council Liaison

Staff contacts

Terry Cullen, Comprehensive Planning Manager 425-452-4070

Janna Steedman, Administrative Services Supervisor 425-452-6868

** Unless there is a Public Hearing scheduled, "Public Comment" is the only opportunity for public participation.*

Wheelchair accessible. American Sign Language (ASL) interpretation available upon request. Please call at least 48 hours in advance: 425-452-5262 (TDD) or 425-452-4162 (Voice). Assistance for the hearing impaired: dial 711 (TR).



MEMORANDUM

DATE: March 3, 2016

TO: Chair Hilhorst and the Bellevue Planning Commission

FROM: Nicholas Matz AICP, Senior Planner 452-5371
nmatz@bellevuewa.gov
Terry Cullen AICP, Comprehensive Planning Manager 452-4070
tcullen@bellevuewa.gov

SUBJECT: 2016 Annual Comprehensive Plan Amendments (CPA) List of Initiated Applications – March 9, 2015, Planning Commission Study Session

The city received three site-specific and two non-site-specific amendment requests in the annual 2016 Comprehensive Plan amendment (CPA) application period (December-January). This memo combines introducing the applications to the Commission with the initial review required to set the geographic scope for the site-specific CPAs. See Attachment 1 for a complete application list and citywide map.

After the March 9 presentation, staff seeks direction on 1) consideration of expansion of the geographic scope of the site-specific applications; 2) an April 13, 2016, Threshold Review public hearing date; and 3) any additional questions that the Commission would like information on prior to or at the hearing. A staff report and recommendation responding to the Threshold Review criteria in Attachment 12 will be available in advance of the public hearing.

ANNUAL COMPREHENSIVE PLAN AMENDMENT PROCESS

The city's annual process includes evaluation and review steps referred to, respectively, as Threshold Review and Final Review. Each involves examination of decision criteria and a Planning Commission public hearing and recommendation. The purpose of Threshold Review is to evaluate proposals for inclusion in the annual CPA work program. Final Review then recommends on the merits of each application. The annual CPA process this year consists of:

Threshold Review

1. Planning Commission study sessions and public hearing to recommend whether initiated proposals should be considered for Comprehensive Plan amendment (March-April).
2. City Council action on Planning Commission recommendations to establish the annual work program (May).

Final Review

3. Planning Commission study sessions and public hearing to consider and recommend on proposed Comprehensive Plan Amendments (June).
4. City Council action on Planning Commission recommendations to adopt amendments (August-September).

COMPREHENSIVE PLAN AMENDMENT REQUESTS – Site-specific

1. Naficy Mixed Use 16-123605 AC

Subarea: Crossroads
Address: 15700 Bel-Red Rd
Applicant: Naficy

Background

This privately-initiated application would amend the map designation on this 0.574 acre site from Office (O) to Bel-Red Residential-Commercial node 3 (BR-RC-3). There is a concurrent rezone application. See Attachments 2 and 3.

The applicant's stated purpose is that the re-designation and rezone of the subject property and the neighboring properties in this vicinity from Office to BelRed Residential Commercial Node 3 would allow for a denser mixed use center and provide additional housing to support the growth protections stated in the comprehensive plan, and add to the pedestrian activity in the neighborhood.

This site is developed with a medical/dental office building and surface parking.

If the CPA were adopted, the site could be rezoned to allow mixed use development at a base 1 FAR with a 45' height limit, bonusable up to a 4 FAR with a 70' height limit. (BR-RC-3).

Geographic scoping

The Land Use Code states that expansion of the geographic scope is recommended for a site-specific proposal if nearby, similarly-situated property shares the characteristics of the proposed amendment site. Expansion shall be the minimum necessary to include properties with shared characteristics.

Staff recommends expansion of the geographic scope of the proposed Naficy Mixed Use CPA as shown on Attachment 4.

This site is in the middle of an triangularly-shaped area designated Office by the Crossroads Subarea Plan. The underlying uses and zoning (both Office and Evergreen Highlands D) are mixed, with a senior care facility and an extended stay hotel in addition to the office and medical buildings. The entire area is bounded by Bel-Red Road to the southeast and by Redmond city limits including the Redmond Overlake Urban Center redevelopment to the west and north. These exercise similar influence over all of the properties in this area. The similarity is enough that it would be geographically appropriate to consider all of the area under the applicant's stated purpose.

The area is intended to be moved to the Northeast Bellevue Subarea after Neighborhood Subarea planning update efforts are underway.

2. **Eastgate Office Park** 16-123765 AC

Subarea: Eastgate
Address: 15325-15395 SE 30th Pl
Applicant: Eastgate Office Park Property, LLC

Background

This privately-initiated application would amend the map designation on this 14-acre site from Office (O) to Office Limited Business (OLB). See Attachments 5 and 6.

The applicant states that the Eastgate/I-90 Land Use and Transportation Project visioning missed a major opportunity to incorporate the Study's transit-oriented, walkable and neighborhood-sensitive policies to add moderate density at the Eastgate Office Park. Although the Eastgate Office Park site fell within the project study area, the applicant states that the Eastgate/I-90 economic analysis appeared to assume the project was not a viable candidate for redevelopment, so it was omitted from any serious evaluation of its potential for the transit-oriented office redevelopment that could support the City's vision.

The applicant notes that the proposal will implement the City's Comprehensive Plan vision for this subarea by encouraging continued economic vitality and development capacity located in transit-oriented mixed-use centers, supported by a range of commercial uses, with urban design features that enhance the Eastgate character and provide streetscape improvements. The applicant also states that the land use map designation change will support the City's vision as a leader in regional economic, land use and urban design challenges.

This site is developed with a 280,000 square feet of office in four buildings with surface parking.

If the CPA were adopted, the site could be rezoned to allow OLB. This district normally allows the same 0.5 FAR limits as Office. Either of the zone districts being proposed in the Eastgate/I-90 Study implementation effort (OLB and OLB-2) would permit up to 1 FAR without sliding scale factors. The potential to mix commercial and residential uses allowed in both O and OLB districts would not be limited by the 50% by-right restriction of the O designation. The additional allowed height (30'-45') would be influenced by the 0.5 or 1 FAR limits, and this additional height could be an issue on the north portion of the site subject to Transition.

Geographic scoping

The Land Use Code states that expansion of the geographic scope is recommended for a site-specific proposal if nearby, similarly-situated property shares the characteristics of the proposed amendment site. Expansion shall be the minimum necessary to include properties with shared characteristics.

Staff recommends expansion of the geographic scope of the proposed Eastgate Office Park CPA as shown on Attachment 7.

The site is part of a cluster of increasingly-remnant Office zoned properties in the Eastgate Subarea. In addition to this four-building office park there are two more single-building offices

in this Office district filling in to the east adjacent to 156th Ave SE. These are similarly situated in regards to their site development status and relationship to the Eastgate Subarea's redevelopment focus.

3. **Newport Hills Comprehensive Plan** 16-123752 AC

Subarea: Newport Hills
Address: 5600 119th Ave SE
Applicant: Newport Hills Village LLC

Background

This privately-initiated application would amend the map designation on approximately 4.4 acres of this 5.2-acre site from Neighborhood Business (NB) to Multifamily-High (MF-H). See Attachments 8 and 9.

The applicant proposes to amend about 85% of the current NB area (leaving NB in the frontage approximately 150' deep along 119th Ave SE) to support redevelopment of this entire site into a mixed-use concept that includes more housing.

The applicant describes the Newport Hills Shopping Center as fairly under-utilized, stating that although the NB designation is supported by policy advocating mixed-use redevelopment, the NB zone does not allow for the proper residential densities or heights that would support such redevelopment. The applicant further states that policy and the NB designation do not go quite far enough in promoting the density necessary to create the mixed use development that was the vision for the area.

The two properties on this site consist of approximately 48,000 s.f. of single-story retail shopping buildings and surface parking.

If the CPA were adopted, the site could be rezoned to allow multifamily residential at R-30 densities, or roughly 130 residential units.

Geographic scoping

The Land Use Code states that expansion of the geographic scope is recommended for a site-specific proposal if nearby, similarly-situated property shares the characteristics of the proposed amendment site. Expansion shall be the minimum necessary to include properties with shared characteristics.

Staff does not recommend expansion of the geographic scope of the proposed Newport Hills Village CPA.

The site is the main part of the Newport Hills shopping area. Other NB properties include a bank and gas station on the northwest and southwest corners, and an ex-grocery store site (aka Stod's) across 119th Ave SE to the west. These three separately-owned properties are not similarly situated in that extending MF-H consideration to these sites would abandon the Subarea Plan's

policy intent to redevelop to mixed uses. Not geographically scoping these sites maintains the NB on sites with appropriate NB uses.

COMPREHENSIVE PLAN AMENDMENT REQUESTS – Non-site-specific

4. Park Lands Policy #1 15-129232 AC

Applicant: Geoff Bidwell

Background

Non site-specific CPAs are proposed to amend policy and/or text in the Comprehensive Plan.

The applicant proposes three new policies in the Parks, Recreation and Open Space Element restricting or regulating review in changes in use of acquired park lands and park property, variously, by citizens, the Parks Board and the city's formal rezone process. See Attachment 10.

Existing Policy PA-37 require[s] a public review process for the conversion to non-recreational use of park lands and facilities.

The applicant cites nineteen policies in the existing Plan (but not PA-37) which support the proposed amendment.

Non site-specific CPAs are not subject to expansion of the geographic scope.

5. Park Lands Policy #2 16-122081 AC

Applicant: Mary Smith

Background

Non site-specific CPAs are proposed to amend policy and/or text in the Comprehensive Plan.

The applicant proposes three new policies in the Parks, Recreation and Open Space Element restricting or regulating review in changes in use of acquired park lands and park property, variously, by citizens, the Parks Board and the city's formal rezone process, and requiring city-owned park lands to be zoned with a 'Park' zoning designation. See Attachment 11.

Existing Policy PA-37 require[s] a public review process for the conversion to non-recreational use of park lands and facilities.

The applicant cites nineteen policies in the existing Plan (but not PA-37) which support the proposed amendment.

Non site-specific CPAs are not subject to expansion of the geographic scope.

COMPREHENSIVE PLAN AMENDMENT REQUESTS – City initiated

The City Council directed staff to prepare a potential Council-initiated CPA (LUC 20.30I.130.B.1) for the annual CPA work program to include Vision Zero transportation work. On December 7, 2015, the council unanimously adopted a resolution endorsing Vision Zero, an ambitious approach to traffic safety, which seeks to eliminate serious injuries and traffic deaths in Bellevue by 2030. Vision Zero is supported by a number of agencies, including the Washington State Department of Transportation and King County.

The Council directed the city's Transportation Commission to review the Comprehensive Plan and determine how traffic safety improvements can be incorporated during the 2016 amendment cycle. City staff are presenting these findings during the March 7, 2016, Council Study Session. Affirmative Council action would add Vision Zero amendments to the Planning Commission's 2016 annual work program for Final Review. Staff will include a memo your March 9, 2016, desk packet regarding the action.

PLANNING COMMISSION ACTION

The Planning Commission is requested tonight to direct staff on the extent of the expansion of the geographic scope of the site-specific applications, and then to establish a Threshold Review public hearing date for all five of the privately-initiated applications. Staff proposes scheduling the Threshold Review public hearing for April 13, 2016. Please direct to staff any additional questions or issues you would like addressed. Staff will include them in the staff report and recommendation responding to the Threshold Review criteria. That report will be available in advance of the public hearing.

ATTACHMENTS

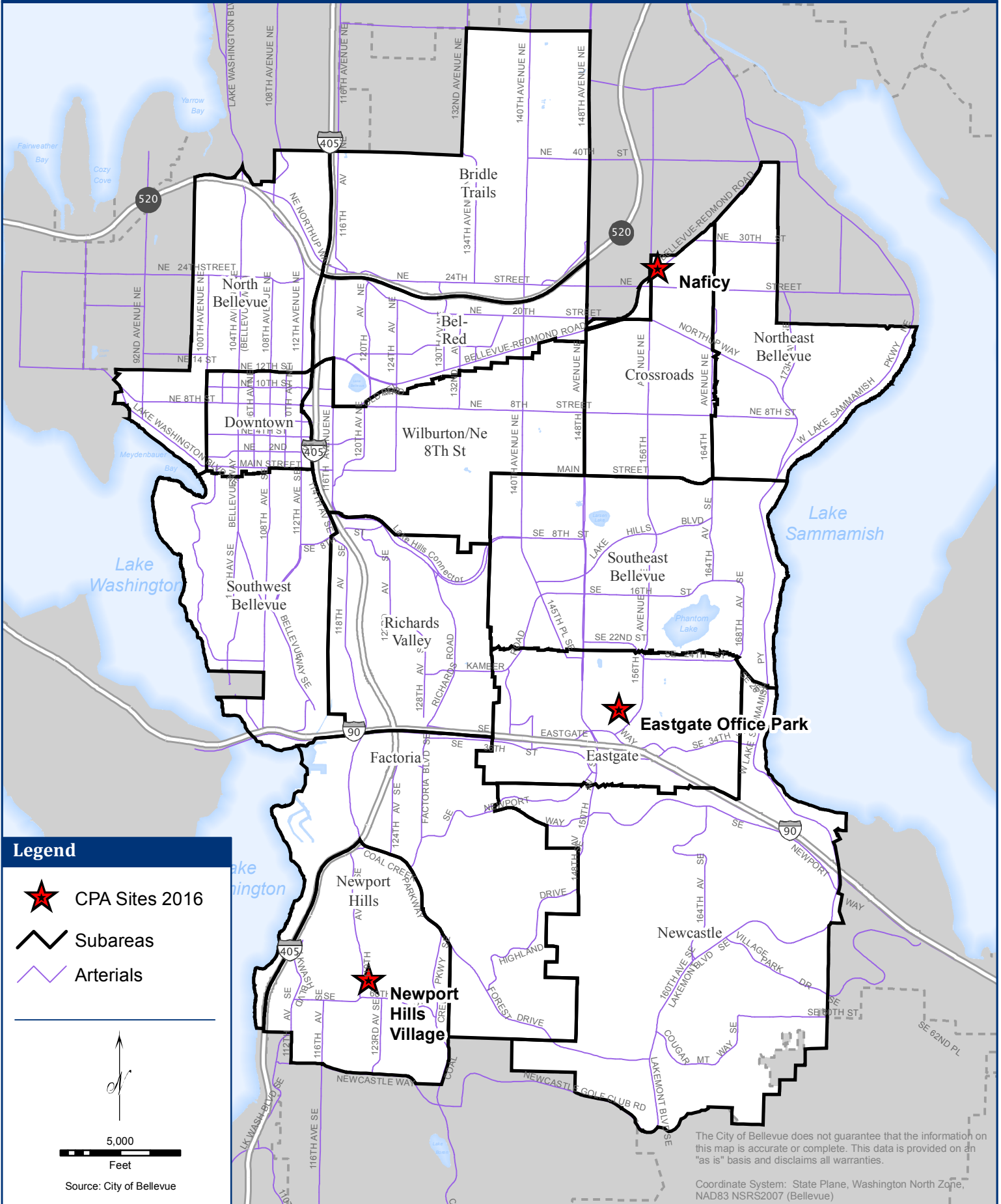
1. 2016 List and Map of Initiated Annual CPAs
2. Naficy Mixed Use CPA location map
3. Crossroads Subarea Plan map
4. Naficy Mixed Use CPA geographic expansion recommendation
5. Eastgate Office Park CPA location map
6. Eastgate Subarea Plan map
7. Eastgate Office Park CPA geographic expansion recommendation
8. Newport Hills Village CPA location map
9. Newport Hills Subarea Plan map
10. Parks Lands Policy #1 CPA proposed policy text
11. Parks Lands Policy #2 CPA proposed policy text
12. Threshold Review criteria including expansion of geographic scope






**2016 Annual Comprehensive Plan Amendments
List of Initiated Applications**

<i>CPA number (AC)</i>	Site-specific Proposal <i>Subarea</i>	Applicant
Naficy Mixed Use <i>16-123605 AC</i>	Proposed map change of 0.574 acres from Office (O) to Bel-Red Residential-Commercial Node 3 (BR-RC-3) 15700 Bel-Red Rd NE <i>Crossroads</i>	Naficy
Eastgate Office Park <i>16-123765 AC</i>	Proposed map change of 14 acres from Office (O) to Office Limited Business (OLB) 15325-15395 SE 30th Pl <i>Eastgate</i>	Eastgate Office Park Property LLC
Newport Hills Comprehensive Plan <i>16-123752 AC</i>	Proposed map change of approximately 4.4 acres from Neighborhood Business (NB) to Multifamily-High (MF-H) 5600 119th Ave SE <i>Newport Hills</i>	Newport Hills Village LLC
<i>CPA number (AC)</i>	Non-site-specific Proposal <i>citywide</i>	Applicant
Park Lands Policy #1 <i>15-129232 AC</i>	Propose three new policies to the Parks, Recreation and Open Space Element restricting or regulating changes in use of park lands and park property	Bidwell
Park Lands Policy #2 <i>16-122081 AC</i>	Propose four new policies to the Parks, Recreation and Open Space Element restricting or regulating changes in use of park lands and requiring city-owned park lands to be zoned with a 'Park' zoning designation	Smith

2016 Comprehensive Plan Amendments



Legend

-  CPA Sites 2016
-  Subareas
-  Arterials



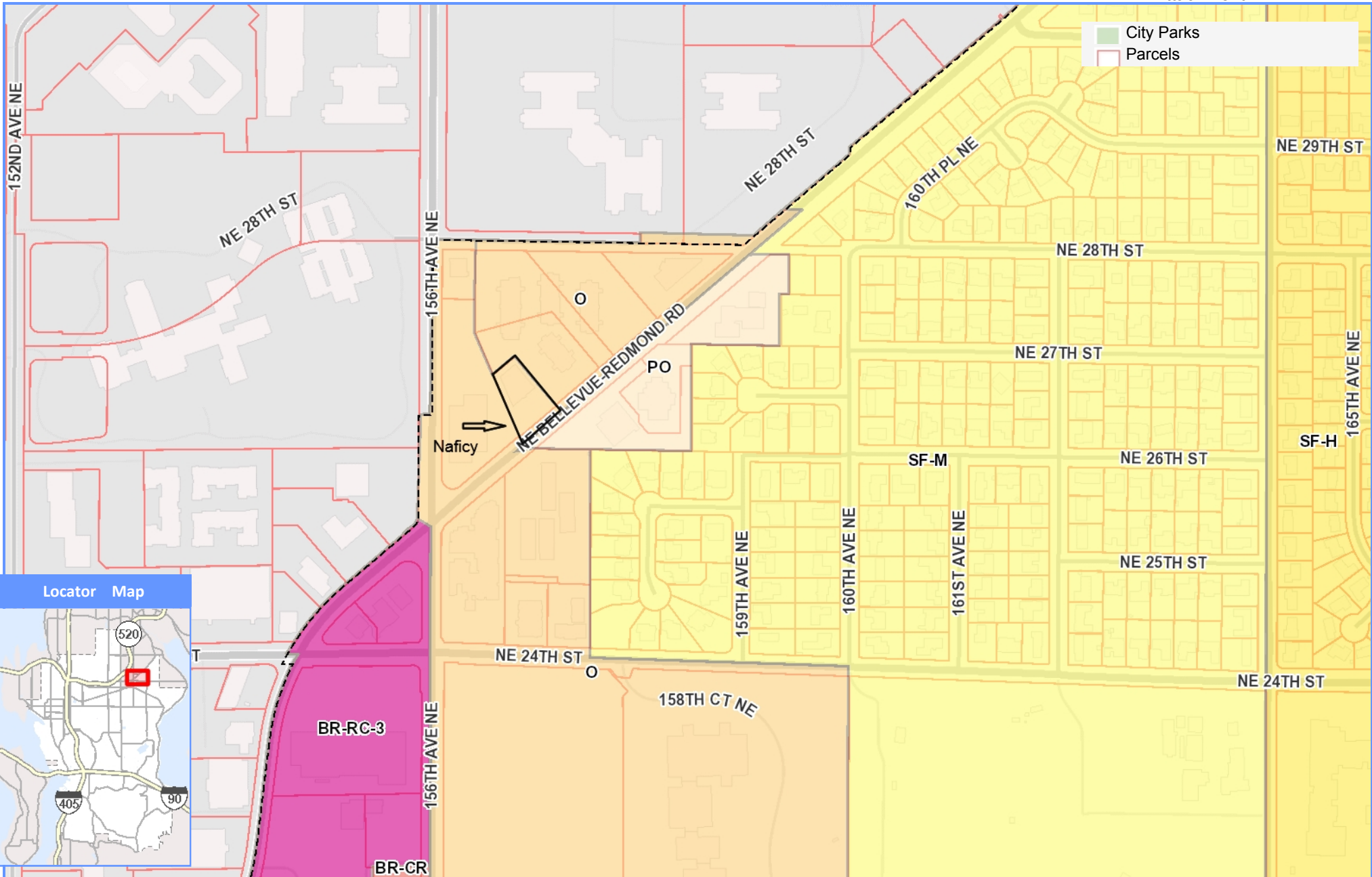
5,000
Feet

Source: City of Bellevue

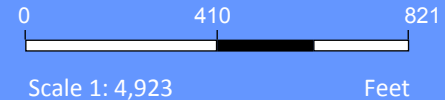
The City of Bellevue does not guarantee that the information on this map is accurate or complete. This data is provided on an "as is" basis and disclaims all warranties.

Coordinate System: State Plane, Washington North Zone, NAD83 NRSR2007 (Bellevue)

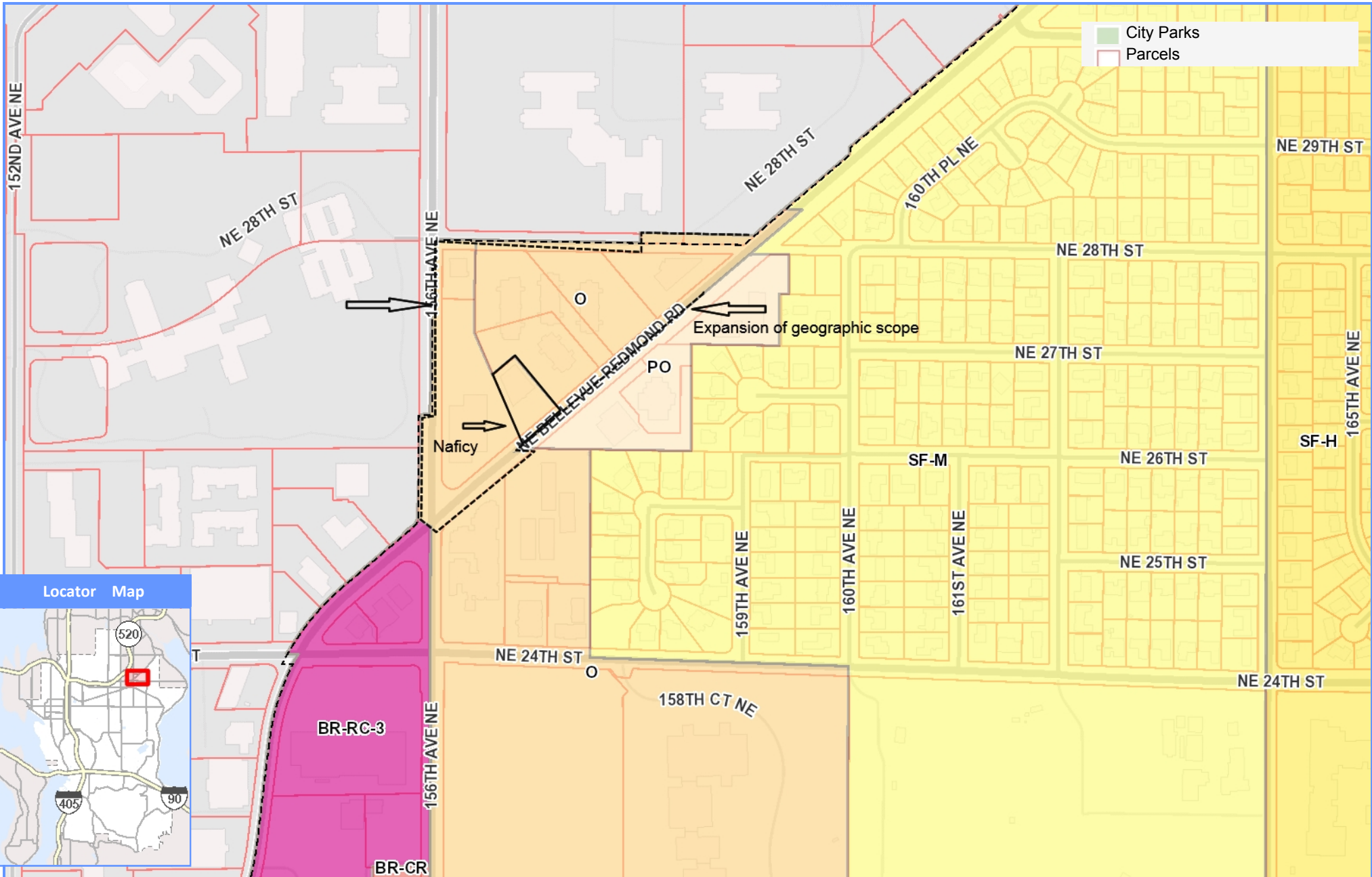
- City Parks
- Parcels



Naficy CPA



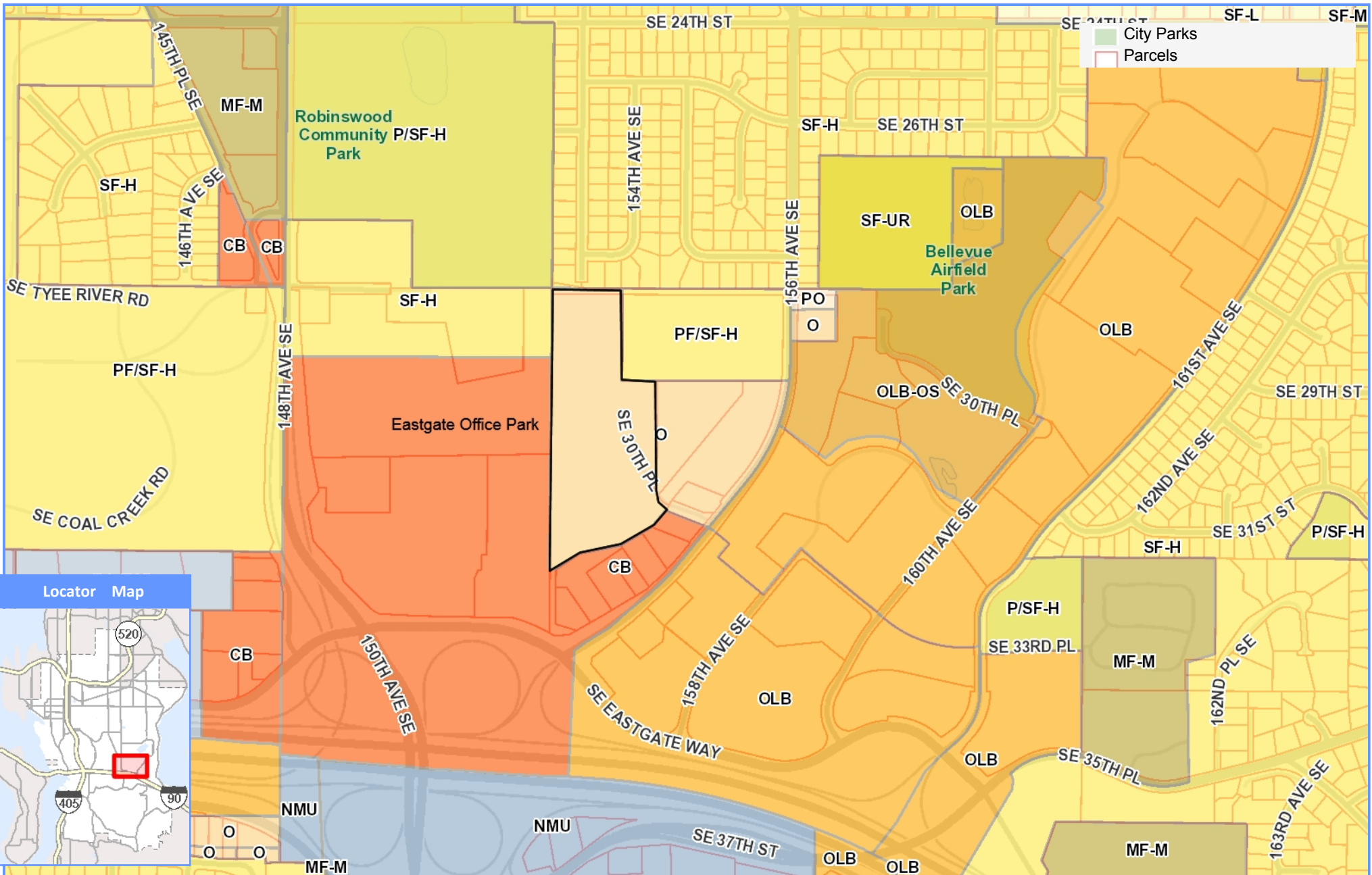
- City Parks
- Parcels



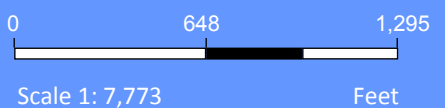
Naficy geoscopy

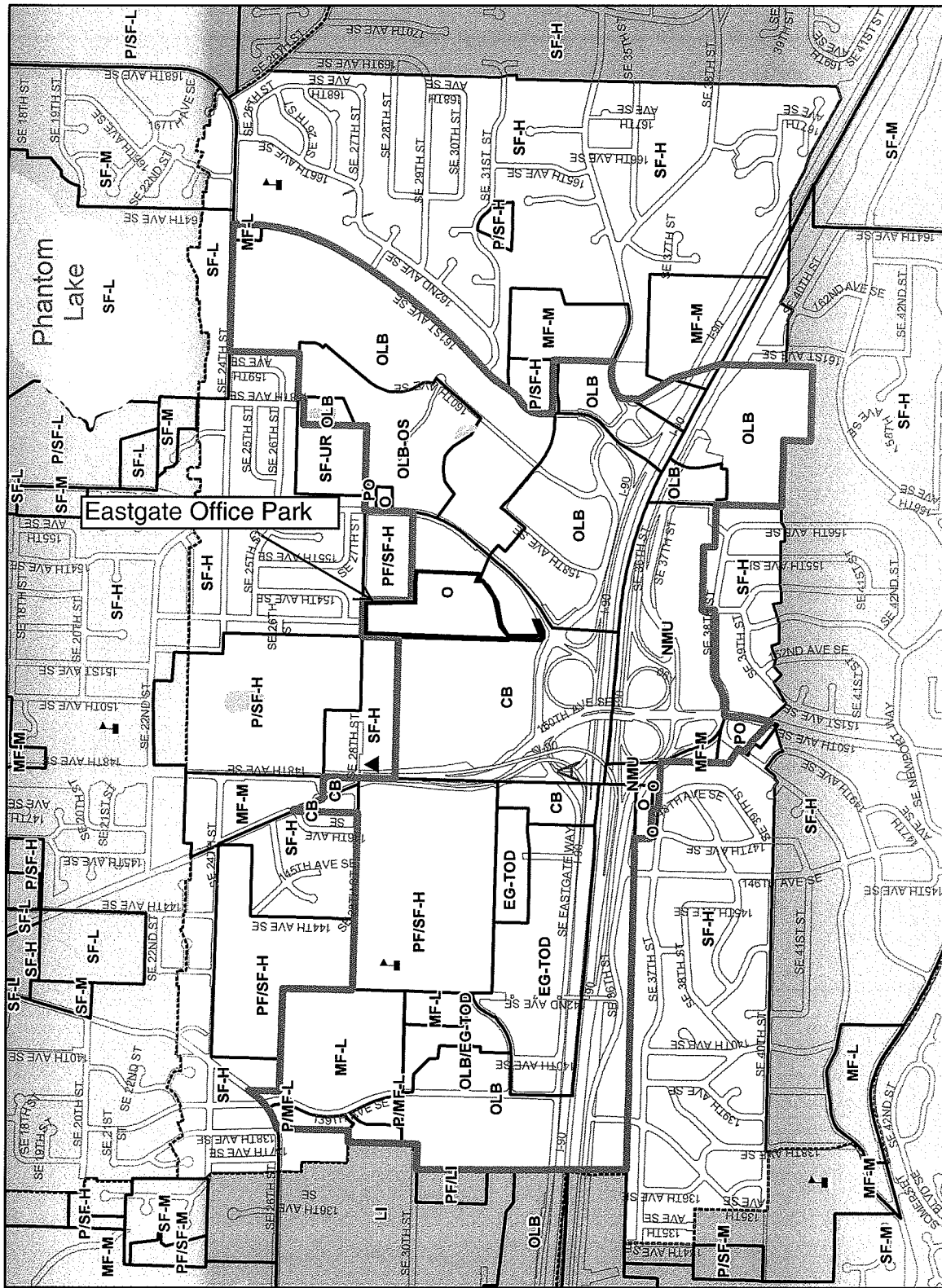
0 410 821
Scale 1: 4,923 Feet

- City Parks
- Parcels



Eastgate Office Park CPA

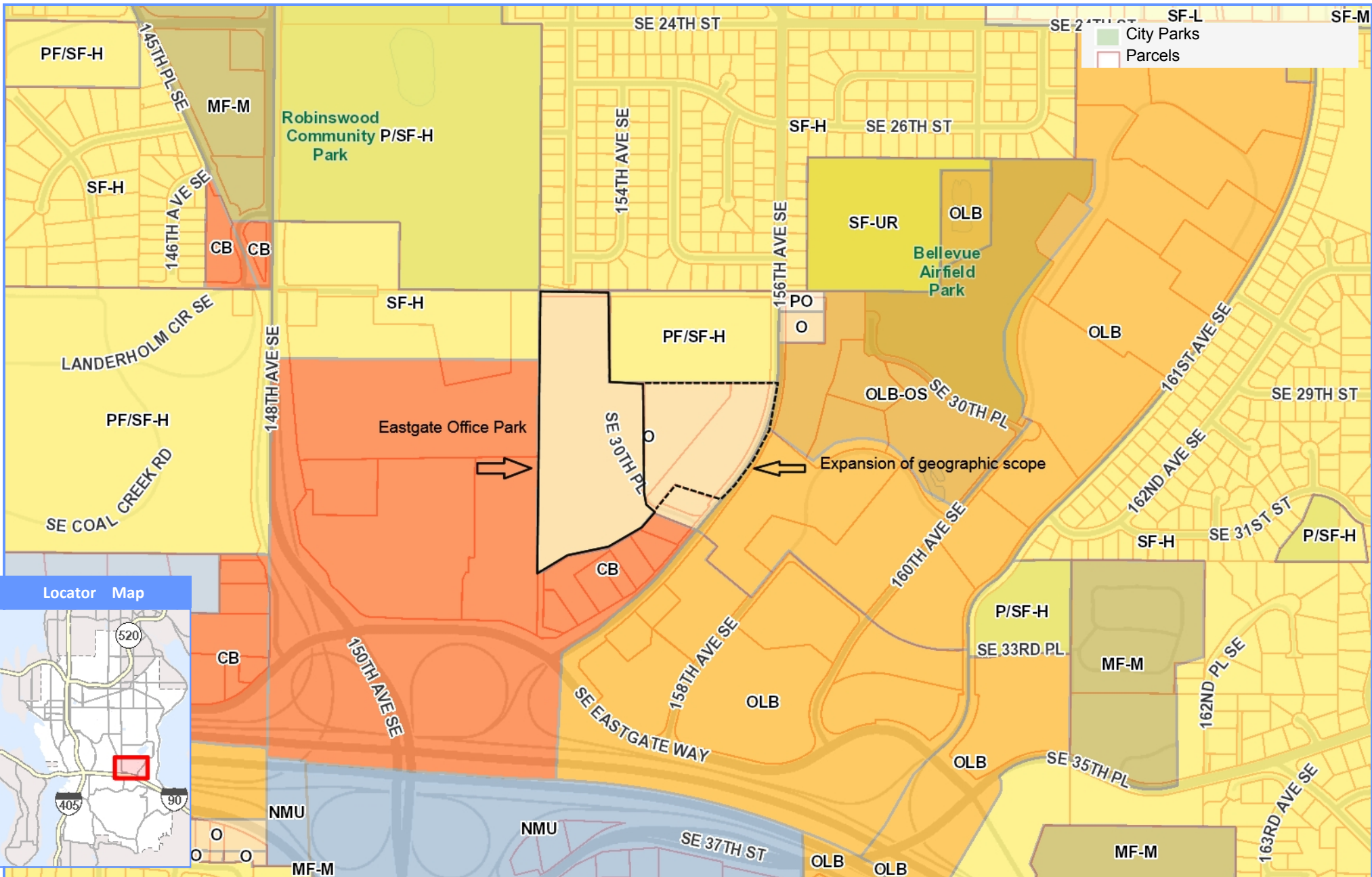




Eastgate Land Use Plan

SF	Single Family	PO	Professional Office	GC	General Commercial
MF	Multi Family	O	Office	LI	Light Industrial
-L	Low Density	OLB	Office, Limited Business	PF	Public Facility
-M	Medium Density	OLB-OS	Office, Open Space	P	Park
-H	High Density	NB	Neighborhood Business	NMU	Neighborhood Mixed Use
-UR	Urban Residential	CB	Community Business	EG-TOD	Eastgate-Transit Oriented Development
				OLB/EG-TOD	OLB and Eastgate-Transit Oriented Development

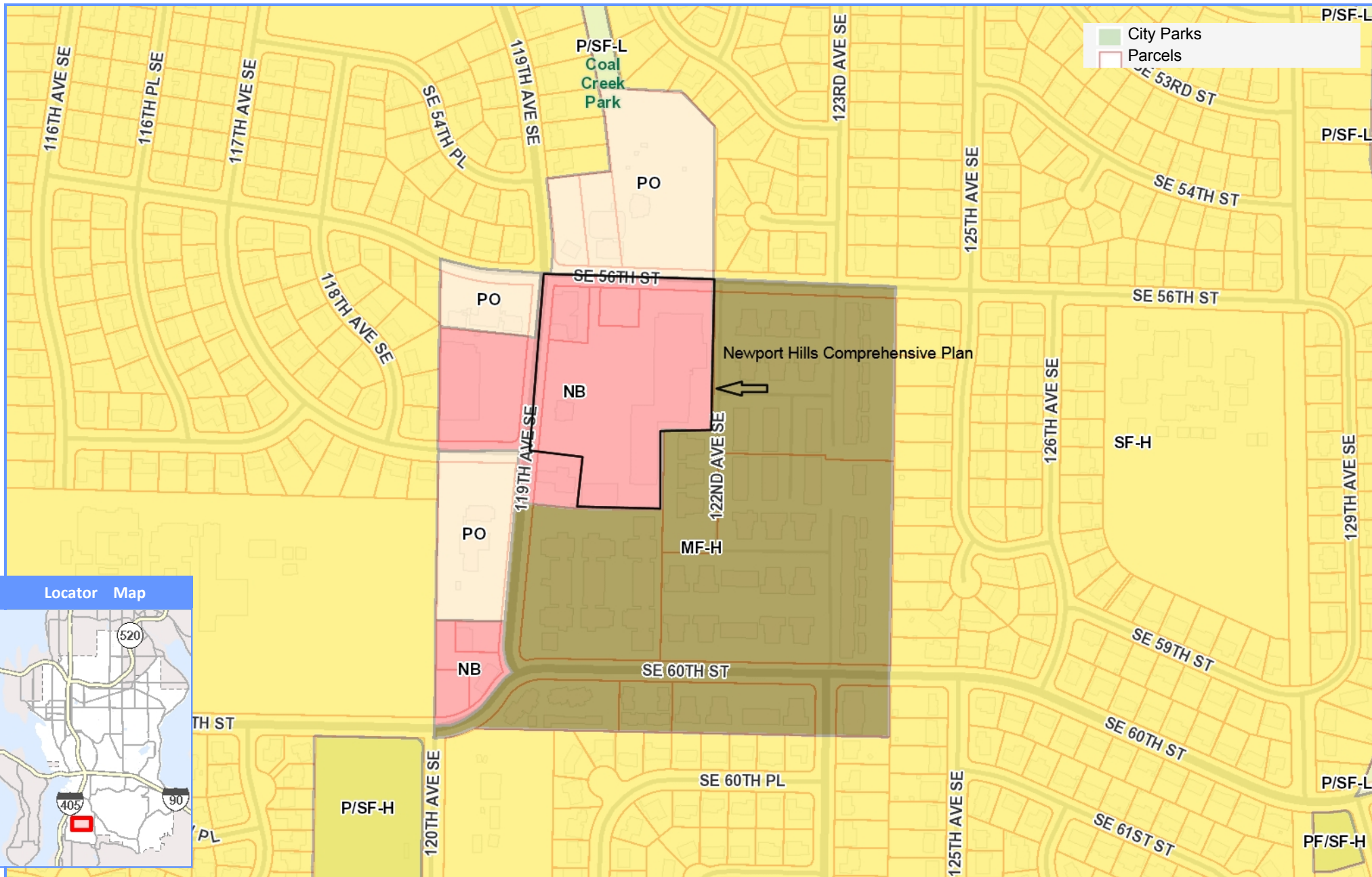
- ▲ Fire Stations
- ⬇ Public Schools
- ▬ Planning Districts
- ▬ Bellevue City Limits
- ▬ Lakes
- ▬ Outside of Bellevue



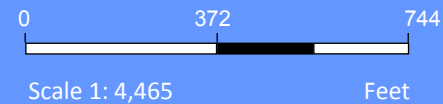
Eastgate Office Park geoscopy

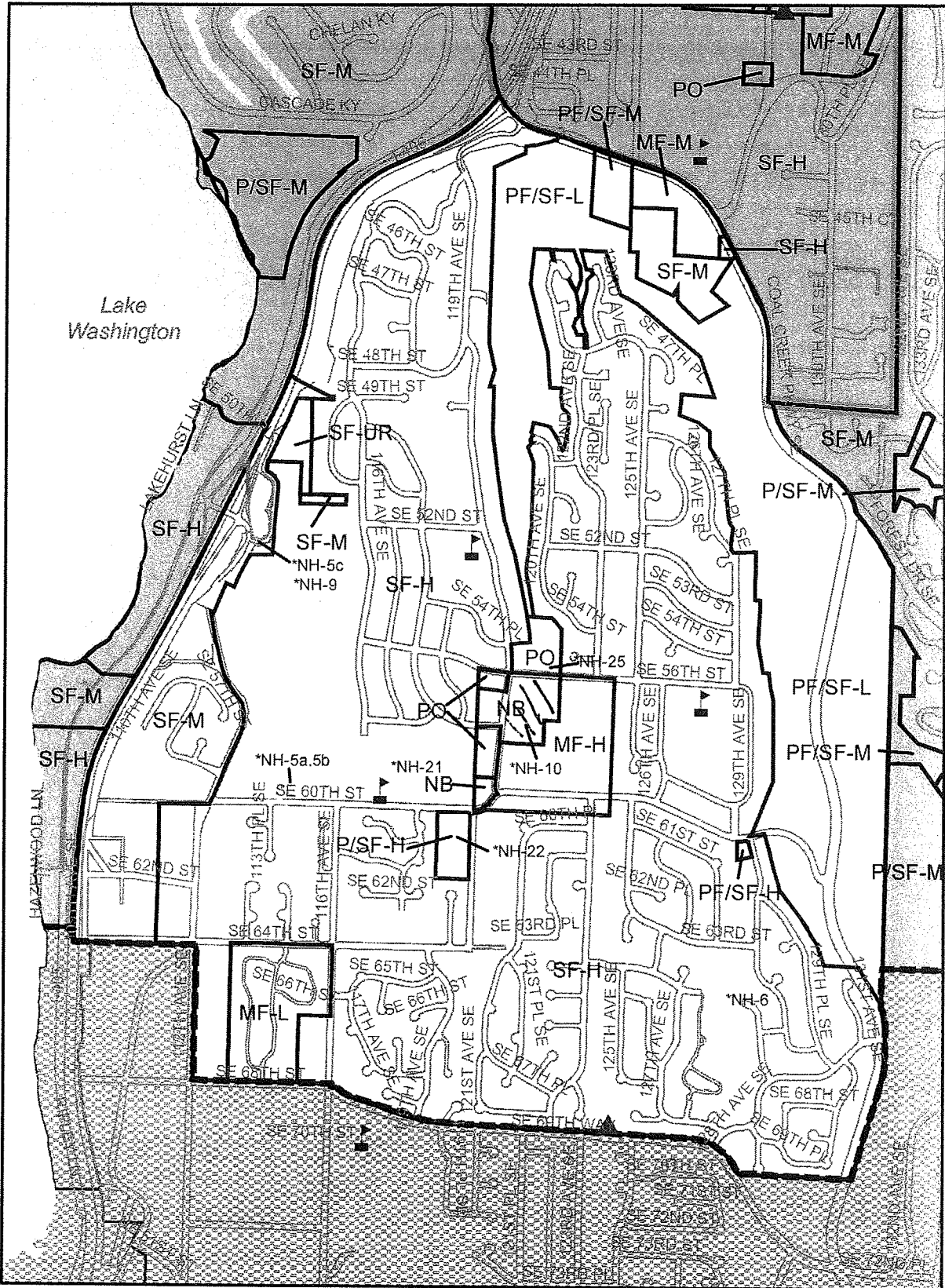
Scale 1: 7,773 Feet

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Newport Hills CP CPA





**FIGURE S-NH.1
Newport Hills Land Use Plan**

- | | | | |
|-----------------------|------------------------------|-----------------------|---------------------------------|
| SF Single Family | PO Professional Office | GC General Commercial | ▲ Fire Stations |
| MF Multi Family | O Office | LI Light Industrial | ▣ Public Schools |
| -L Low Density | OLB Office, Limited Business | PF Public Facility | ▨ Planning Districts |
| -M Medium Density | OLB-OS Office, Open Space | P Park | ▩ Bellevue City Limits (6/2005) |
| -H High Density | NB Neighborhood Business | | ▨ Lakes |
| -UR Urban Residential | CB Community Business | | |

▣ property to be resumed

CP Amendment Proposals years 2015 through 2016

Block2 - PA xx1

Protect and prevent park lands, acquired through city wide bond measures (i.e., Bellevue taxpayers), from being used for purposes that are inconsistent with park dedicated uses, unless such uses are approved by citizens of the city.

Block2 - PA xx2

Require park property restricting public use and/or park access for longer than a 6 month duration, shall be deemed permanent and require review and approval by the City Parks and Community Services Board for closures related to non-park uses.

Block2 - PA xx3

Require park lands that are to be converted (or partially converted) for uses other than park dedicated use, shall be formally re-zoned and subject to the city public review process.

CP Amendment Proposals for year 2016

Block 2 1)

Prohibit park lands acquired through city-wide bond measures (i.e., Bellevue taxpayers) from being used for non-park purposes, unless such uses are approved through a city-wide ballot measure.

Block 2 2)

Per RCW 79A.25.100 and RCFB Manual 7 use of any park property for non-park uses that exceeds access for longer than six months duration shall be deemed permanent and shall require approval by the City Parks and Community Services Board and City Council.

Block 2 3)

Require City owned park lands to be designated as such in the Comprehensive Plan and zoned with a 'Park' zoning designation, limiting uses solely to active and passive recreation and open space.

Block 2 4)

Prior to using any dedicated public park land for non-recreational or open space use, the Comprehensive Plan shall be amended and the property shall be rezoned as a condition of such use.

20.30I.140 Threshold Review Decision Criteria

The Planning Commission may recommend inclusion of a proposed amendment to the Comprehensive Plan in the Annual Comprehensive Plan Amendment Work Program if the following criteria have been met:

- A. The proposed amendment presents a matter appropriately addressed through the Comprehensive Plan; and
- B. The proposed amendment is in compliance with the three year limitation rules set forth in LUC 20.30I.130.A.2.d; and
- 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
- D. The proposed amendment can be reasonably reviewed within the resources and time frame of the Annual Comprehensive Plan Amendment Work Program; and
- E. The proposed amendment addresses significantly changed conditions since the last time the pertinent Comprehensive Plan map or text was amended. Significantly changed conditions are defined as:

LUC 20.50.046 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

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

(ii) Consideration of Geographic Scope

Prior to the public hearing, the Planning Commission shall review the geographic scope of any proposed amendments. Expansion of the geographic scope may be recommended if nearby, similarly-situated property shares the characteristics of the proposed amendment's site. Expansion shall be the minimum necessary to include properties with shared characteristics...



March 9, 2016

SUBJECT

Downtown Livability Initiative – Preliminary Direction on Height and Form Recommendations

STAFF CONTACT

Emil A. King AICP, Strategic Planning Manager 452-7223 eaking@bellevuewa.gov
Patti Wilma, Community Development Manager 452-4114 pwilma@bellevuewa.gov
Planning and Community Development

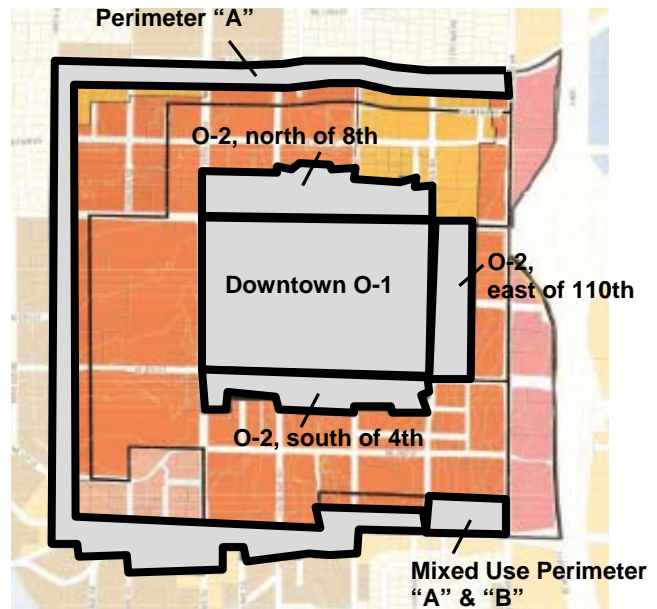
DIRECTION NEEDED FROM PLANNING COMMISSION

- Action
- Discussion
- Information

DISCUSSION

Tonight’s Commission study session will continue discussion of Downtown Livability recommendations related to building height and form. Similar to the February 10 Commission meeting, staff will walk through graphic depictions of the potential height and form changes, their relationship to livability, and any identified impacts. The geographic areas to be reviewed in detail on March 9 are highlighted below.

- Downtown Perimeter “A” Overlay (north, west, and south edges of Downtown);
- Downtown Mixed Use District Perimeter “A” & “B” Overlays in East Main Area (112th Avenue NE to 110th Avenue NE);
- Downtown O-1 District (area bounded by Bellevue Way, NE 8th Street, 110th Avenue NE, and NE 4th Street); and
- Downtown O-2 District (north of NE 8th Street, south of NE 4th Street, and east of 110th Avenue NE).



The height and form recommendations for the Downtown OLB District between 112th Ave NE and I-405, Main Street to NE 8th Street, are being deferred until after Council can weigh in on public view provisions which may affect the area (refer to Commission's February 10 packet). Council is expected to conduct a study session on March 21 to discuss this issue.

The Commission's February 10 meeting included an introduction to staff recommendations for the Downtown-wide height and form provisions (for items such as tower spacing, floor plates, podium height, and shade/shadowing) and district-specific recommendations for the Mixed-Use (DT-MU) District, "Deep B" portion of the Mixed-Use District, and Civic Center portion of the Mixed-Use District. Staff also provided an overview of transportation analysis relating to potential height and density changes. The potential zoning changes would likely redistribute projected Downtown job and population growth in 2030 and would not have a negative impact on the Downtown traffic operation through this planning horizon. The Commission deferred their preliminary direction on the first set of height and form recommendations until additional public input could be gathered.

As part of the Commission's meeting on March 9, beginning at 5:30 p.m. will be an opportunity for interested parties to exhibit their concepts and provide feedback in an open house format regarding how their perspectives and case studies of Land Use Code changes being considered may affect livability in Downtown Bellevue. The Commission study session will follow beginning at 7:00 p.m., and will continue discussion of height and form as outlined below.

This study session memo summarizes the relevant section of the Downtown Livability CAC's report and staff recommendations. Additional details on the staff analysis, including graphic depictions, will be presented at the study session. As reference, the Commission reviewed additional analysis relating to height and form on January 13 and February 10, 2016. Packet materials may be accessed at www.bellevuewa.gov/planning-commission-agendas-2016.htm.

DISCUSSION

Preliminary Commission Direction on Height and Form Recommendations

The Planning Commission is working through the Downtown Livability CAC's recommendations for a targeted set of Land Use Code topics including public open space, landscaping, walkability and the Pedestrian Corridor, design guidelines, incentive zoning, and building height and form. Direction for the CAC's recommendations drew heavily from a set of Land Use Code audits and focus groups that analyzed what was working regarding each topic, what wasn't working, and areas for improvement. As has been discussed, the current work on updating the Downtown Land Use Code through the Livability Initiative is part of a broader agenda to make Downtown more people-friendly, vibrant and memorable, and add to the amenities that make for a great city center.

The Building Height and Form recommendations from the CAC direct further consideration of allowable building heights and/or density in specific geographic areas within Downtown. Building height and density are sensitive subjects in any planning discussion, and the CAC acknowledged that more work was needed by staff and the Commission to flesh out anticipated outcomes, including benefits and impacts of any changes. The CAC's work on height and form found the following relationships with livability:

- Opportunity for more light and air between buildings by allowing additional height
- Opportunity for more ground-level open space
- Ability to promote variability in building heights
- Ability to reinforce district identity
- Potential for additional height or FAR to add “lift” to incentive system
- Opportunity to create a more distinctive skyline
- Encourage more interesting and memorable architecture
- Potential to add density around light rail transit investment

The CAC used the following principles to help guide their work on any potential changes to height and form. The CAC felt it was essential for the Commission and staff to consider the same principles below, while review and refinement of the recommendations occurs:

- The additional height or density would result in a better urban design outcome than current zoning.
- Continue to distinguish the special market niche played by Downtown.
- Help deliver additional amenities that enhance the livability and character of Downtown.
- Address any impacts that may result from the additional height or density (e.g. via design guidelines to address public views, shadows, tower spacing, and others).
- Continue to provide for appropriate transitions between Downtown and adjoining residential neighborhoods, while promoting better and more complementary linkages.

Downtown Perimeter “A” Overlay – See CAC Final Report pages 56-57 and Attachment A.

The CAC recommended further study of increasing maximum residential building heights in the Downtown Perimeter “A” Overlay on the north, west, and south edges of Downtown from 55 feet to 70 feet. No change to maximum FAR was recommended, so it is a matter of allowing a different form for the same development potential that already exists in the area. The CAC felt the 15-foot increase could result in better urban design outcomes for buildings of the 5 over 1 wood frame over concrete/steel construction type that typically occurs in this district, including more functional floor-to-ceiling heights, especially for the ground floor. Any increased height would be achieved through the amenity incentive system.

Staff reviewed the CAC recommendations for the Perimeter “A” Overlay including transition issues with surrounding neighborhoods and felt that dividing the “A” Overlay into unique areas made sense for the analysis. Staff recommends that the 55-foot maximum residential building height be maintained where Downtown is directly across the street from single family zoned property to provide an appropriate transition with single family heights and scale of development. This includes portions of the “A” Overlay along 100th Avenue NE near Vuecrest and along NE 12th Street near Northtowne. Staff further recommends increasing maximum residential building height to 70 feet, consistent with the CAC, in other portions of the “A” Overlay with provision that any building exceeding the current maximum height is subject to diminishing floor plates and special open space requirements, and accompanying development standards and design guidance. Any increased height would be achieved through the amenity

incentive system. Please see Attachment A for additional detail. **Staff is asking for preliminary Planning Commission direction regarding these recommendations for the Perimeter “A” Overlay.**

Downtown Mixed Use District Perimeter “A” & “B” Overlays in East Main Area – See CAC Final Report pages 56-57 and Attachment A.

On February 10, the Planning Commission provided direction for staff to analyze the southeast corner of Downtown as it relates to “station area planning” and transit-oriented development opportunities. The Perimeter “A” and “B” areas between 110th Avenue NE and 112th Avenue NE north of Main Street are within roughly 200 yards of the East Main Light Rail Station, but outside of the East Main Station Area Planning geographic scope.

This area was considered in the CAC report, but the Commission gave direction to reconsider it in light of the East Main Station and station area planning occurring south of Main Street. Any increased height or density would be achieved through the amenity incentive system.

Staff has analyzed options for additional height and density in this area and recommends an increase in maximum residential building heights in the Perimeter “A” Overlay from 55 feet to 70 feet (consistent with the CAC recommendation for the area) with the addition of an increase in maximum residential FAR from 3.5 to 5.0 to take advantage of freeway access and proximity to light rail. Staff also recommends that the maximum residential building heights in the “B” overlay in this area be increased from 90 feet to 200 feet. These recommendations align with East Main CAC direction that increased FAR and height is appropriate for transit-oriented development within the quarter mile walkshed of the East Main Light Rail Station. Any Downtown buildings exceeding the current maximums for height or FAR would be subject to diminishing floor plates and special open space requirements, and accompanying development standards and design guidance. Transfer of FAR within project limits to provide for better urban design outcome, gateway feature and special open space requires would require special approval (i.e. Development Agreement or Master Development Plan). Any increased height or density would be achieved through the amenity incentive system. Please see Attachment A for additional detail. **Staff is asking for preliminary Planning Commission direction regarding these recommendations for the East Main area.**

Downtown O-1 District – See CAC Final Report pages 48-49 and Attachment A.

The CAC recommended further study of increasing maximum residential and nonresidential building heights in the Downtown O-1 District (area bounded by Bellevue Way, NE 8th, 110th Ave NE, and NE 4th) from 450 feet up to 600 feet. The CAC felt 600 feet was the next logical step above 450 feet and that the increase would help accentuate the “wedding cake” form of Downtown. The CAC discussion focused on allowing a different form for the same development potential that already exists in the area, and not increasing allowed FARs. Any increased height would be achieved through the amenity incentive system.

Staff concurs with the CAC recommendations for the Downtown O-1 District to increase building heights to 600 feet. Any building exceeding the current maximum height would need to be iconic in nature and subject to additional tower spacing, diminishing floor plates, and special

open space requirements, and accompanying development standards and design guidance. Nonresidential buildings would retain the current maximum FAR of 8.0, with residential buildings using the additional height capped at the practical limit achievable today (estimated at 10.0 FAR). This is so that the additional height results in a change in urban form (taller, more slender tower) as opposed to a larger building. Any increased height would be achieved through the amenity incentive system. Please see Attachment A for additional detail. **Staff is asking for preliminary Planning Commission direction regarding these recommendations for the Downtown O-1 District.**

Downtown O-2 District – See CAC Final Report pages 48-49 and Attachment A.

The CAC recommended further study of increasing maximum residential and nonresidential building heights in the Downtown O-2 District from 250 feet up to 300 feet, with no increase in FAR above the current maximum of 6.0. In addition, on February 10 the Planning Commission directed staff to analyze potential additional heights and FAR in the portion of the O-2 District north of NE 8th Street. There are separate, non-contiguous portions of the O-2 District south of NE 4th Street and east of 110th Ave NE. Any increased height would be achieved through the amenity incentive system.

Staff is addressing the Downtown O-2 with three recommendations based on geography:

Area North of NE 8th Street: Staff recommends allowing residential and nonresidential buildings up to 400 feet in height with no increase to the current maximum FAR of 6.0. Staff concluded that the current FAR limit provides adequate density for this portion of Downtown. The additional building height would help accentuate the “wedding cake” and provide a good transition between the O-1 District to the south and MU District to the north. The depth of the O-2 District north of NE 8th Street is greater than south on NE 4th Street, thus allowing for more flexibility in arraying development over a project site. Any building exceeding current maximum height would be subject to additional tower spacing, diminishing floor plates, and special open space requirements. Any increased height would be achieved through the amenity incentive system.

Area South of NE 4th Street: Staff concurs with the CAC recommendations to increase maximum residential and nonresidential buildings up to 300 feet in height with no increase to the current maximum FAR of 6.0. Any building exceeding current maximum height would be subject to additional tower spacing, diminishing floor plates, and special open space requirements. Any increased height would be achieved through the amenity incentive system.

Area East of 110th Avenue NE: Current code provisions allow buildings up to 350 feet. Staff recommends retaining these provisions, provided much of this portion of the O-2 District is built out.

Staff is asking for preliminary Planning Commission direction regarding these recommendations for the Downtown O-2 District.

NEXT STEPS

The Planning Commission is continuing work on the larger, more complex topics that were part of the Downtown Livability Citizen Advisory Committee (CAC) recommendations. Staff anticipates the Commission’s work to take a number of months and involve significant review,

analysis and public engagement. The Commission will ultimately form a recommended Code and design guideline package to transmit to Council for final action. The targeted timing to bring topics forward to the Commission for wrap-up of the Downtown Livability Code recommendations is as follows:

Targeted Timing	Topics and Milestones
2016 Q1	<ul style="list-style-type: none"> • Walkability / streetscape standards (1/13) • Neighborhood identity (1/13) • Urban form (2/10 & 3/9) • Transportation modeling (2/10) • Stakeholder Exhibits & Open House (3/9)
2016 Q2	<ul style="list-style-type: none"> • Open space • Incentives technical analysis, amenities list • Design guidelines package
2016 Q3	<ul style="list-style-type: none"> • Incentive calibration and weighting • Subarea Plan changes • SEPA documentation • Public hearing • Finalize Planning Commission recommendations to Council

ATTACHMENTS

- A. CAC Height and Form Recommendations with Staff Analysis/Recommendations

Downtown-Wide

Tower Spacing

Direction from CAC:

- Address any impacts that may result from additional height or density (e.g. via design guidelines to address public views, shadows, tower spacing, and others).
- Ensure permeability from I- 405 and public views

Staff Analysis and Recommendations:

- Supports CAC direction
- 80' separation at closest points above 40'
- All floors above current maximum height will be subject to additional tower spacing and diminishing floor plate requirements
- Departures considered for per "Tower Spacing" in **Elements of Urban Form**
- Small site¹ exceptions
 - Tower steps back 20' from PL above podium roof
 - Tower steps back 15' from back of sidewalk above podium roof

Tower Façade Articulation

Direction from CAC:

- For buildings with wider facades (>120 – 140 ft) require substantial articulation

Staff Analysis and Recommendations:

- Supports CAC direction
- Substantial articulation such as offsets of building façade will be addressed in Design Guidelines

Connected Floorplates (Buildings less than 70' in height)

Direction from CAC:

- Not specifically addressed by CAC but see "Tripartite" below

Staff Analysis and Recommendations:

- Use significant modulation to break up mass of connected floor plates as per "Floorplate Size" diagrams in **Elements of Urban Form**

Tripartite (base, middle, top)

Direction from CAC:

- Add direction on articulation and massing to emphasize base, middle, top
- Continue strong emphasis on ground-level differentiation with building articulation, windows, materials, textures, color and unique site characteristics for a quality public realm and human scale
- Build off > 15%/15ft² rule to accommodate architectural integration of mech. equip. or interesting roof form

Staff Analysis and Recommendations:

- Supports CAC direction
- Podium height limited to 45' at top of podium roof
- Use "Entry or other Major Point of Interest" criteria from Building Sidewalk ROW Designations Guidelines
- Use "Ground Floor Frontage" criteria from Building Sidewalk ROW Designations Guidelines

Wind/Shade/Shadow

Direction from CAC:

- Maximize sunlight to through-block connections
- Address any impacts that may result from additional height or density (e.g. via design guidelines to address public views, shadows, tower spacing, and others).

Staff Analysis and Recommendations:

- Supports CAC direction
- Use tower setbacks, canopies, marquees, awnings, and green roofs to deflect wind.
- Use tower separation for maximize light and air.
- Orient the shortest facades north/south to mitigate impacts wind and shade impacts at the pedestrian level.

¹ Small site = A single project limit \leq 30,000 SF. A project limit is a single lot or a combination of lots.

² 15%/15ft rule = Height may be increased by the greater of 15% or 15 ft if the additional height provides architecturally integrated mech. equipment, interesting roof form, significant floor plate modulation, façade modulation, or other unique architectural features. Not applicable in "A" overlay and limited to 10% (9 ft) in "B" overlay.

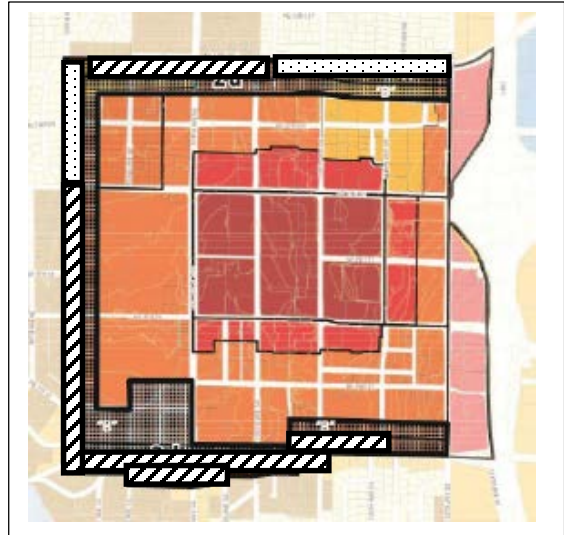
Downtown – “A” Overlay



Area across from single family zoned property



Area across from or abutting multifamily or commercial zoned property



CURRENT CODE

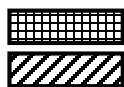
- FAR: 3.5 res / 0.5 nonres / NA parking structures
- Height: 55' res/ 40' nonres / 40' parking structures
- Lot coverage: 75% all
- Setback: 20' buffer back of sidewalk and where Downtown boundary abuts non-Downtown property

District Specific
<p>Floor Area Ratio</p> <p>Direction from CAC:</p> <ul style="list-style-type: none"> • No change <p>Staff Analysis and Recommendation:</p> <ul style="list-style-type: none"> • Supports CAC direction
<p>Building Heights</p> <p>Direction from CAC:</p> <ul style="list-style-type: none"> • Consider up to 70' for residential. No change to nonresidential or parking structures. • 15' increase could result in better urban design outcomes for wood frame over concrete/steel construction • More functional floor to ceiling heights. • PC to address transition issues with surrounding neighborhood; guidelines to orient buildings to address view blockage, prevent shading of residences, attractive streetscapes comfortable pedestrian access into Downtown. • Additional amenities that support the neighborhoods such as open space. <p>Staff Analysis and Recommendation:</p> <ul style="list-style-type: none"> • Supports CAC direction for no change to nonresidential or parking structures. • Maintain 55' height limit for residential where Downtown is directly across from single family zoned property. • Supports up to 70' for residential where Downtown Boundary is directly across from or abuts multi-family or commercial property with the provision that any building exceeding the current max height (55') is subject to current requirement for upper level stepback above 40' and special open space requirements. • Address any impacts that may result from additional height (e.g. via design guidelines). • Maintain 15' max height for mechanical equipment to minimize impact on surrounding properties. Rely on 20.25A.045 Mechanical Equipment Screening and Location for design guidance. • See "Downtown-wide" recommendations for more detail on tower design, transition, and pedestrian scale.
<p>Setbacks / Stepbacks</p> <p>Direction from CAC:</p> <ul style="list-style-type: none"> • Not addressed <p>Staff Analysis and Recommendation:</p> <ul style="list-style-type: none"> • Allow flexibility for landscape and site improvements within required 20' linear buffer back of sidewalk to promote neighborhood character, and ground floor residential entries via design guidelines.

Downtown MU – “A” & “B” Overlay

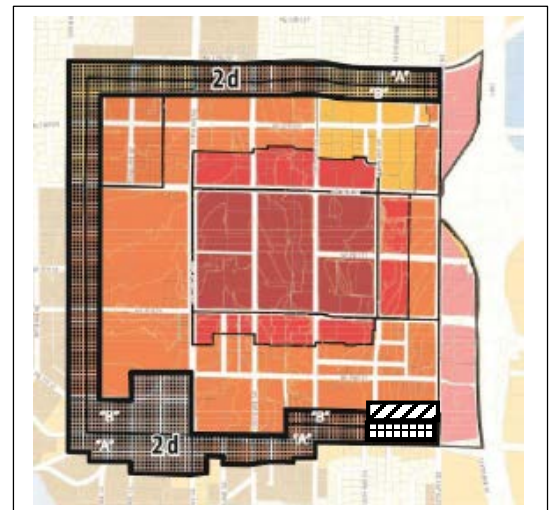
112th Ave NE to 110th Ave NE

(close proximity to East Main Light Rail Station)



“A” Overlay

“B” Overlay



CURRENT CODE

- FAR: 3.5 A/res, 5.0 B/res, 1.0 A/res, 1.5 B nonres, NA/ parking structures
- Height: 55’ A/res, 90’ B/res, 45’ A/res, 65’ B/nonres, 40’/parking structures
- Lot coverage: 75% all
- Setback: 20’ buffer back of sidewalk north side of Main Street

District Specific

Floor Area Ratio

Direction from CAC:

- No change

Staff Analysis and Recommendation:

- Recommends increase to 5.0 in A to take advantage of freeway access and proximity to light rail. Maintain 5.0 FAR in B.
- Allow transfer of FAR within project limits to provide for better urban design outcome, gateway feature and special open space requires special approval if result is better than status quo (i.e. Development Agreement or Master Development Plan).

Building Heights

Direction from CAC:

- Consider up to 70’ residential in A. No change to nonresidential or parking structures. No change to B.
- 15’ increase could result in better urban design outcomes for wood frame over concrete/steel construction
- More functional floor to ceiling heights.
- Use appropriate mitigation to address tower design, separation, and transition issues and the effect of added height at pedestrian level and at larger scale.

Staff Analysis and Recommendation:

- Supports CAC direction for no change to nonresidential or parking structures.
- Supports up to 70’ for residential where Downtown Boundary is directly across from or abuts multi-family or commercial property with the provision that any building exceeding the current max height (55’) is subject to current requirement for upper level stepback above 40’ and special open space requirements.
- Recommends 200’ in B with provision that any building exceeding the current max height (90’) is subject to additional tower spacing, diminishing floor plates, and special open space requirements.
- Aligns with East Main CAC recommendation that increased FAR and height are appropriate for Transit Oriented Development within the ¼ mile walkshed of the East Main Light Rail Station.
- Eliminate 15’ max height for mechanical equipment in B. Defer to Mechanical Code for technical requirements. Rely on 20.25A.045 Mechanical Equipment Screening and Location for design guidance.
- Maintain 15’ max height for mechanical equipment to minimize impact on surrounding properties. Rely on 20.25A.045 Mechanical Equipment Screening and Location for design guidance.
- See “Downtown-wide” recommendations for more detail on tower design, spacing, transition, and pedestrian scale.

Setbacks / Stepbacks

Direction from CAC:

- Not addressed

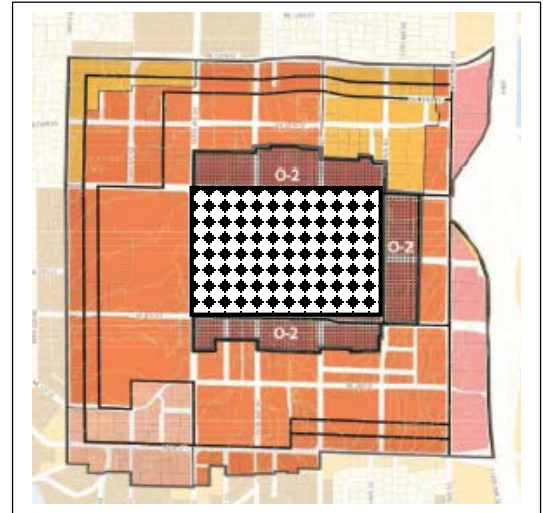
Staff Analysis and Recommendation:

- Allow flexibility for landscape and site improvements within required 20’ linear buffer back of sidewalk to promote neighborhood character, and ground floor residential entries or gateway entry to Downtown and to promote Main Street as a segment of the Lake to Lake Greenway and a Shopping Street (Comp Plan).
- Accommodates Building Sidewalk ROW Designs Guidelines

Downtown-01



NE 4th to NE 8th
Bellevue Way to 110th



CURRENT CODE

- FAR: Unlimited res/ 8.0 nonres/ NA parking structures
- Height: 450' res/nonres / 100' parking structures
- Lot Coverage: 100% all

District Specific

Floor Area Ratio

Direction from CAC:

- No change

Staff Analysis and Recommendation:

- Supports CAC direction to maintain nonresidential FAR max at 8.0.
- Maintain “unlimited FAR” for residential buildings that do not exceed current max height (450’).
- Cap FAR at 10.0 for residential buildings that exceed current max height (450’). This reflects an achievable FAR within current max floor plate and max building height limits and ensures slender towers with separation for additional light and air between buildings.

Building Heights


Direction from CAC:

- Consider up to 600’ res/nonresidential / nonresidential. No change to parking structures.
- PC to identify appropriate mitigation to address tower design, separation, and transition issues, and the effect of added height at pedestrian level and at larger scale as well as any localized transportation impacts.

Staff Analysis and Recommendation:

- Supports CAC direction for no change to parking structures.
- Supports CAC direction with the provision that any building exceeding the current max height (450’) would need to be iconic in nature and subject to additional tower spacing, diminishing floor plates, and special open space requirements.
- Eliminate 15’ max height for mechanical equipment. Rely on Mechanical Code for technical requirements. Rely on 20.25A.045 Mechanical Equipment Screening and Location for design guidance.
- See “Downtown-wide” recommendations for more detail on tower design, spacing, transition, and pedestrian scale.

Downtown-02

 North of NE 8th Street

CURRENT CODE

- FAR: 6.0 res & nonres / NA parking structures
- Height: 250' res & nonres / 100' parking structures
- Lot coverage: 100%FAR



District Specific

Floor Area Ratio

Direction from CAC:

- 6.0 residential/ nonresidential
- PC to identify appropriate mitigation to address tower design and separation, permeability from the freeway, connectivity with Wilburton, effect on pedestrian level and localized transportation impacts.

Staff Analysis and Recommendation:

- Supports CAC direction

Building Heights

Direction from CAC:

- Consider up to 300' residential/nonresidential. No change to parking structures
- Use appropriate mitigation to address tower design, separation, and transition issues, and the effect of added height at pedestrian level and at larger scale as well as any localized transportation impacts.

Staff Analysis and Recommendation:

- Supports CAC direction for no change to parking structures.
- Allow up to 400' with the provision that any building exceeding the current max height (250') is subject to additional tower spacing, diminishing floor plates, and special open space requirements.
- Eliminate 15' max height for mechanical equipment. Rely on Mechanical Code for technical requirements. Rely on 20.25A.045 Mechanical Equipment Screening and Location for design guidance.
- See "Downtown-wide" recommendations for more detail on tower design, spacing, transition, and pedestrian scale.

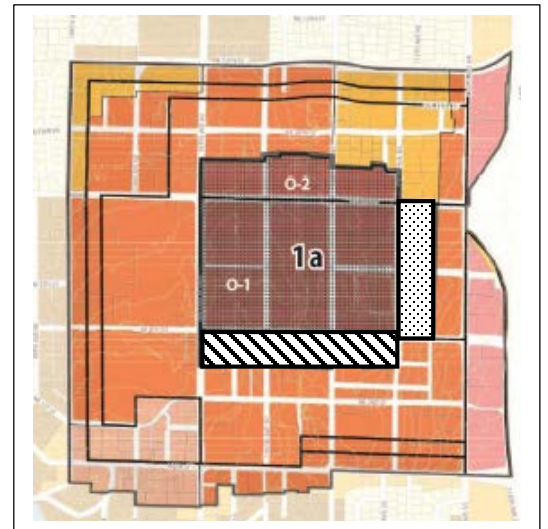
Downtown-02



South of NE 4th



East of 110th Ave NE



CURRENT CODE

- FAR: 6.0 res & nonres / NA parking structures
- Height: 250' res & nonres / 100' parking structures
- Lot coverage: 100% all

District Specific

Floor Area Ratio

Direction from CAC:

- No change

Staff Analysis and Recommendations:

- Supports CAC direction

Building Heights

Direction from CAC:

- Consider up to 300' res/nonresidential / nonresidential.
- No change to parking structures.
- Use appropriate mitigation to address tower design, separation, and transition issues and the effect of added height at pedestrian level and at larger scale.
- Address any impacts that may result from additional height (e.g. via design guidelines to address public view tower spacing, and others).

Staff Analysis and Recommendations:

- Supports CAC direction for no change to parking structures.
- Supports CAC direction south of NE 4th with the provision that any building exceeding current code max (250') is subject to additional tower spacing, diminishing floor plates, and special open space requirements.
- Recommends maintaining current max height of 350' east of 110th. This area is part of the Civic Center neighborhood and is developed as City Hall and will be included a portion of the NE 6th Light Rail Station.
- Eliminate 15' max height for mechanical equipment. Defer to Mechanical Code for technical requirements. Rely on 20.25A.045 Mechanical Equipment Screening and Location for design guidance.
- See "Downtown-wide" recommendations for more detail on tower design, spacing, transition, and pedestrian scale.



Planning Commission Schedule

March 9, 2016

The Bellevue Planning Commission typically meets on the second and fourth Wednesdays of each month. Meetings begin at 6:30 p.m. and are held in the Council Conference Room (Room 1E-113) at City Hall, unless otherwise noted. Public comment is welcome at each meeting.

The schedule and meeting agendas are subject to change. Please confirm meeting agendas with city staff at 425-452-6868. Agenda and meeting materials are typically posted no later than the Monday prior to the meeting date on the city's website at:

<http://www.bellevuewa.gov/planning-commission-agendas-2016.htm>

Date

Tentative Agenda Topics

March 23, 2016

- Study Session, Eastgate Concomitant Agreements, Transitional Area Design District, Proposed Eastgate Code Amendment.
- Study Session, Transit Oriented Development-Use and Physical Functionality, Proposed Eastgate Code Amendment.
- Study Session, Assisted Living and Affordable Housing Bonus Incentive, Proposed City-wide Code Amendment.
- Study Session, Single Family Room Rental, Staff update on how the code is working.

April 13, 2016

- Public Hearing and Study Session, Threshold Review 2016 Annual Comprehensive Plan Amendments, Bellevue Comprehensive Plan.
- Study Session, Incentive System, Proposed Downtown Livability Code Amendment.
- Quarterly Check-in (Planning Commission and City Staff)

April 27, 2016

- Study Session, Design Guidelines Transit Oriented Development, Neighborhood Mixed Use and Office Limited Business-2 zoning districts, Proposed Eastgate Code Amendment.
- Public Hearing and Study Session, Assisted Living and Affordable Housing Bonus Incentive, Proposed City-wide Code Amendment.

- Study Session, Low impact Development (LID) Principles, Proposed City-wide Code Amendment.
 - Study Session, Critical Areas, Proposed, City-wide Code Amendment.
- May 11, 2016
- Final Commission Recommendations and Transmittal to City Council, Assisted Living and Affordable Housing Bonus Incentive, Proposed City-wide Code Amendment.
 - Study Session, Open Space, Pedestrian Corridor, Streetscape, Proposed Downtown Livability Code.
- May 25, 2016
- Public Hearing and Study Session, Critical Areas, Proposed City-wide Code Amendment.
 - Study Session, Economic Functionality, Eastgate Transit Oriented Development Area, Proposed Eastgate Code Amendment.
 - Study Session, Low impact Development (LID) Principles, Proposed City-wide Code Amendment.
- June 8, 2016
- Final Commission Recommendations and Transmittal to Council, Critical Areas, Proposed City-wide Code Amendment.
 - Study Session, Downtown Livability Incentive System, Proposed Downtown Livability Code.
- June 22, 2016
- Public Hearing and Study Session, Final Planning Commission Hearing and Recommendation to Council, 2016 Annual Comprehensive Plan Amendments, Bellevue Comprehensive Plan.
 - Open House, Proposed Eastgate Code Amendment.
 - Public Hearing and Study Session, Low Impact Development, Proposed City-wide Code Amendment.



March 2, 2016

City of Bellevue Planning Commission
Attn: Chair Hillhorst
PO Box 90012
Bellevue, WA 98009
Email: planningcommission@bellevuewa.gov

Re: Downtown Livability Initiative – DNTN-O-2 North Subdistrict

Dear Planning Commissioners:

On behalf of KBS Capital Markets Group, which owns the Plaza Center and U.S. Bank Buildings located at 10800 and 10900 NE 8th Street, respectively, in the City of Bellevue (“Properties”).

We understand that as part of the Downtown Livability Initiative, the City is now considering the height and density limits (floor area ratio or “FAR”) in the northern DNTN-O-2 zone where the Properties are located. We also understand that a neighboring owner of parcels located along NE 8th between 106th and 108th asked the Commissioners to direct staff to study additional height and density in the DNTN-O-2 zone, above and beyond what the Citizen Advisory Commission (“CAC”) recommended in their final report. The Commissioners directed staff to study this request, and we understand staff is currently determining whether to recommend these updates.

We concur that a careful examination of the unique characteristics of the DNTN-O-2 zone, specifically the northern portion, is warranted by staff and the commissioners. Due to its location in the central urban core, the northern DNTN-O-2 zone is readily distinguishable from the eastern and southern zones and should be considered independently from the other two DNTN-O-2 zones.

KBS Capital Markets Group joins with its neighbors in strongly supporting an increase in the height limit to 400’ and an increase in the FAR to 8.0. These changes can help achieve:

- **Signature gateway:** These increases standards will ensure NE 8th Street maintains a sense of quality and permanence as a major gateway into downtown, consistent with existing Comprehensive Plan Policy Downtown Subarea Policy S-DT-48.

KBS Realty Advisors

800 Newport Center Drive, Suite 700, Newport Beach, CA 92660 | Tel 949.417.6500 | Fax 949.417.6501

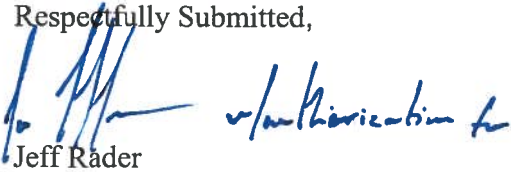
- **Improved urban form:**

- *Wedding Cake*: The DNTN-O-2 zone is across the street from DNTN-O-1 zone where heights of up to 600' are being considered. A graceful transition to 400' is consistent with Bellevue's "Wedding Cake" urban design with the tallest building heights in the core and a gradual, respectful transitioning outward toward the edges.
- *MU Transition*: Preserve the unique characteristics of the downtown sub-districts by differentiating between the downtown core and the surrounding MU zone.

We share your goal of making Downtown Bellevue a livable and vibrant urban core and look forward to continuing to partner with the City. We are available to discuss any questions that arise.

Thank you for your consideration.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Jeff Rader" followed by "w/authorization for". The signature is written in a cursive style.

Jeff Rader

cc: Emil King, City of Bellevue
Patti Wilma, City of Bellevue

Kattermann, Michael

From: David MacDuff <DavidM@intra-corp.com>
Sent: Tuesday, March 01, 2016 4:38 PM
To: PlanningCommission
Subject: Planning Commission Member Introductions and Meetings

To whom it may concern:

I represent Intracorp, a local builder actively developing several communities in Bellevue. We are evaluating redevelopment of the Newport Hills Shopping center for a combination of commercial and for-sale residential uses. Accordingly, we submitted applications for a comprehensive plan amendment changing a portion of the site designation from NB to MF-H, as well as an application for a concurrent rezone to R-30 (although we do not intend to develop at the maximum density). Accordingly, we'd appreciate the opportunity first to meet the Planning Commission Chair, and subsequently individual planning commission members to allow them to hear from us directly what we are thinking, as well as hear their thoughts about redevelopment of this long-studied and important property. We will be in attendance at the March 9th Planning Commission Meeting.

Can you please share my contact information and this e-mail with the Commission members in hopes they will reach out to me directly to set up meetings in the coming weeks? Can you provide contact information that will allow me to reach out to them directly? Any assistance would be greatly appreciated.

Regards,

David MacDuff
Intracorp Real Estate
419 Occidental Avenue South, Suite 300
Seattle, WA 98104

Office: (206) 728-6517
Cell: (425) 445-4253
DavidM@intra-corp.com