Inghram, Paul

From: TJ Woosley [tj@woosleyproperties.com]
Sent: Thursday, May 29, 2008 9:52 AM
To: PlanningCommission
Subject: Bel-Red Public Hearing comments

46

Please include the comments in the public hearing tonight:

First of all, thank you for all your work and discernment regarding the Bel-Red sub-area. We have a marvelous resource in it and let's plan for a *great* future.

After review and comparison of the existing use charts and the proposed use charts it is apparent that a number of uses in the current GC zone are disallowed in the proposed code. This is contrary to all discussion and direction from both the Steering Committee and the Planning Commission. The term "Do no harm" to existing uses has been prevalent during the discussions since the process began.

There has been no direction from the Planning Commission to remove these uses, therefore they should all have at least the same (if not higher) status in the new code as they have in the current code.

Tonight you will receive a hard copy of this analysis from Todd R. Woosley. Please review this analysis along with these comments in mind and direct staff to include all currently permitted uses in the newly proposed code.

I am available to discuss this issue at any time.

Thank you for your consideration.

T.J. Woosley

Hal Woosley Properties, Inc.
"Commercial Real Estate Services"
12001 NE 12th St., Suite 44
Bellevue, WA 98005

Phone: 425-455-5730
Fax: 425-646-4577

Christensen, Jeanie

From: Christensen, Jeanie
Sent: Wednesday, June 04, 2008 11:18 AM
To: PlanningCommission
Subject: FW: Development of the old Angelos site on 156

47

From: Helen White [mailto:helen@whiteolsson.com]
Sent: Tuesday, June 03, 2008 4:39 PM
To: Christensen, Jeanie
Subject: Development of the old Angelos site on 156

I am shocked to just recently find out that the planned development for the site is for high rise buildings. I acknowledge that development will occur but urge you, particularly as it is on the top of a hill, to restrict the high of the buildings to be in keeping with the flavor of the rest of the community ie 4 stories. It will be less of an eye sore sitting between two single story developments and across the road from a open space. It would also reduce potential traffic from said development on an already very busy street.

Thank you
Regards
Helen White

Christensen, Jeanie

From: Christensen, Jeanie
Sent: Wednesday, June 04, 2008 11:17 AM
To: PlanningCommission
Subject: FW: Angelo's/Uwajimaya re zone comments

4B

From: Grant Gilkinson [mailto:ggilkinson@yahoo.com]
Sent: Tuesday, June 03, 2008 9:11 PM
To: Christensen, Jeanie
Cc: jjmccall@comcast.net; dianeparry@verizon.net; Linda Lowe-Sheedy; hkhoweler@verizon.net; Anne Drebin; Tess McMillan; Heidi Spilde; joth.tupper@farmersinsurance.com; Ken Schiring
Subject: Angelo's/Uwajimaya re zone comments

Greetings Planning Commission Members,

My Name is Grant Gilkinson. I am essentially a 44 year resident of Sherwood Forest. The first home I came home to was this house that I presently live in. This is the home I am raising my family in, and intend to live in. My mother, Betty Gilkinson served on the Planning Commission and served as Chair for many years. My folks purchased this home because of the location, open space, and forest like setting. Most developers at the time our neighborhood was put in brought the bull dozers in and leveled the place to maximize building space and minimize their need to work around obstacles... Sherwood Forest was a novel concept, and remains so today.

As a child, we had a horse that was boarded up at the Hungerford property, now known as Unigard. As teenagers we rode motorcycles at 80 Acres, now known as Microsoft Main Campus, and we shopped at the local Safeway, now known as Uwajimaya. These areas, and the surrounding areas, have changed dramatically since then, but not without input to developers, the Planning Commission, and City Council from local area folks that live in and are committed to this area.

"We" as a neighborhood and community worked hard with Unigard, as it was one of the first "big" enterprises to ensure that there was sufficient parking, plenty of open space, significant trees retained, setbacks maintained and the impacts to our surrounding communities minimized. "Something" would go in... Everyone just wanted it to work with the surrounding area, and minimize impacts.

80 Acres (Now Microsoft Main Campus) was the first real big issue I personally was involved in. At the time, Edward Debartello had purchased the property and wanted to put in a huge shopping mall. He was also building one at Alderwood. Our community was well served then by Crossroads and Bellevue Square, and we made our collective voice known. We didn't want or need to have the impacts that a regional shopping mall would bring. Traffic, congestion, pollution, non-permeable areas, and a host of other factors. After substantial opposition from our neighborhood and other communities, he moved on to greener pastures, and Microsoft came in and worked with the surrounding communities in a much more significant way.

Today we are faced with the issue of the re-zoning of the Bel-Red corridor and what to do with it regarding height, density, and a host of other factors. First, I ask you to walk or at least drive the area being considered to get a sense of density and the impact of your decision. We do not have more than a

couple of two, three, maybe four story buildings anywhere within the area or residential impact zone. This is a residential peripheral area where single family homes should transition into smaller single businesses, that should transition into larger businesses, that should transition into multi use higher rise buildings, that transition into the high rise central business district... Just like a bell curve...

I am not opposed to change or growth and realize it is inevitable, and there will be impacts. What we can do is work together, as a neighborhood, developer, Planning Commission, and City Council to make those changes appropriate and fitting with the surrounding neighborhood and area. The proposed height, much less the increased height request do not fit in the scope of our surrounding neighborhood and community. I attended one of the Community meetings where they were sharing their plans and looking at asking for a height variance to increase their maximum height. I asked the question why they wanted to increase the height of the building. They, or their representative responded that they wanted to minimize the impact, and keep more open space. I then asked if they wanted to keep more open space and minimize the impervious impact by increasing the height, then why not build a 1 foot by 1 foot structure 1000 feet high? They laughed and couldn't respond.

I implore you to maintain the integrity of our neighborhood and surrounding community and reject their request for an increased height proposal that would be so out of place with the surrounding community and neighborhood. Please do the right thing and work with the communties for a good fit not granting a developer the nod of approval looking for profit.

The Gilkinson Family
Grant, Hilary, and Katie
16008 NE 26th Street
Bellevue, WA 98008
(425) 885-4047

Christensen, Jeanie

From: Christensen, Jeanie
Sent: Wednesday, June 04, 2008 11:17 AM
To: PlanningCommission
Subject: FW: Protest of any consideration of building height increase for 156th Ave

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From: Heidi Spilde [mailto:hspilde@comcast.net]
Sent: Tuesday, June 03, 2008 7:55 PM
To: Christensen, Jeanie
Subject: Protest of any consideration of building height increase for 156th Ave

Hello –

We are property owners in the Sherwood Forest neighborhood off of NE 24th St in Bellevue. We ask that the Planning Commission deny any request for building height increase beyond current code for the former Angelo's site between Bel-Red Road and 156th Ave. It is hard to continue to be polite in requesting that there be no further consideration of height variance for this property. We do not want these buildings to be taller than current code allows. Please imagine this is your neighborhood, that you walk from your home to Uwajimaya and Trader Joe's, that you stop by the bank and walk to a restaurant sometimes. Then imagine a mass of concrete and two hotels where we once had an inviting wholesale garden business. Imagine you can see the sunset and a whole lot of sky – but that pretty soon you will be walking down a corridor of concrete and even more traffic – it's not a great picture.

This is our neighborhood. If you want buildings higher than code allows, please place them in your own neighborhoods. Perhaps Medina or any waterfront area would like their view of the sky blocked. We hope that any further discussion of allowing height increases will cease regarding the piece of land now being parceled out between alleged senior condos and two hotels (this property was the former location of a single-level building, as the former Angelo's property). You are welcome to build gigantic high rises that block the sun near wherever you walk and shop, if you feel the need to add this sort of structure to Bellevue. This is one of the highest points of land between Lake Washington and Lake Sammamish – surely it doesn't need to be the place that you allow higher buildings than the building code allows. Down the hill to the west, toward the Safeway area near 148th – this is commercial property where the elevation may be able to stand higher buildings. But at the highest point of land in the area – please don't allow excessively tall buildings to be built here.

We have heard the argument for density near light rail – but guess what? There is no light rail approved and funded near this area. Merely talk of light rail. If the land owners want to wait through the next 15 years or so until there is light rail – they can ask for their building height variance then. In the meantime, the possibility of light rail should not be used as an excuse to allow corporate greed and self-interest to overcome the visual space in this area. We can see the sky when we drive west on 24th St – we don't want a wall of concrete, built too close to the sidewalks. We don't want to walk the path through Unigard Park and see massive buildings instead of sky. Please don't allow East Coast and Canadian business interests to destroy the light and visual quality of an area, without regard for everyone who lives here.

The traffic congestion on Bel-Red Road and on 156th are bumper-to-bumper between traffic lights at various times of day, but particularly at mid-day, and from 3:00 on. Two hotels? Senior luxury condos? No transit nearby, so they will all drive their cars in and out of the properties. When all those alleged seniors drive into Seattle for dinner and a game, they will further clog traffic in this area. The hotel congestion will be shocking. Again, if you feel the need to build two hotels near your homes, go right ahead. But we don't want them here at all, so if you can mitigate the damaging impact to this area, that would be of some help.

The corporations involved in these buildings and requests for variance have made little effort to communicate with the neighborhoods nearby. One man came door to door to tell us why it's fine that they should build taller

buildings than allowed, that they never really wanted 90 feet, but just had been encouraged to ask for that, and 75 feet isn't really so tall, etc. Otherwise the second-hand corporate communication has largely been by email from neighbors who have attended meetings and hearings, listening to the excuses of why variances should be granted. We don't want taller buildings than the allowed 60 feet. Please stop talking about it, and just say no. NO. We don't want their gigantic buildings here. We object in the strongest possible way to any further consideration of height variance for this property. We ask that you require maximum setbacks from the sidewalks, and avoid the solid wall of concrete as a blight on the westward view.

Please respect our neighborhood. We live here. Our kids ride their bikes. We walk to Crossroads – which is only one level high, but is the largest commerce center in the area. Our parks are here. Our neighborhood is quiet, even though I live 5 blocks from the Microsoft main campus. The disregard for the area and the size of the existing structures – with absolutely no effort to blend in – I find it appalling and inexcusable. Greed of distant developers should not be allowed to overcome a way of life, the shape of a neighborhood and it's surrounding corporate and commercial neighbors. Fit in – don't overwhelm the skyline.

Put this stuff in your backyard if it's so great, but not in ours.

Heidi & Mark Spilde
16236 NE 28th St
Bellevue, WA 98008

Christensen, Jeanie

From: Christensen, Jeanie
Sent: Tuesday, June 03, 2008 4:31 PM
To: PlanningCommission
Subject: FW: Bel-Red Rezone

30

From: Neil Masserman (Excell Data Corporation) [mailto:a-nemas@microsoft.com]
Sent: Tuesday, June 03, 2008 3:43 PM
To: Christensen, Jeanie
Subject: Bel-Red Rezone

As a long time Bellevue resident, I am extremely unhappy with the city's disregard for the residents when granting developers free reign over our community. As a former resident of So. California, and a registered Landscape Architect there, I know firsthand what the impact is of uncontrolled development.

Our community does not need a Hilton Hotel, or other high rise on 156th. Our community does not need or want a 75ft+ retirement hotel on 156th. The impact of these structures will devastate the "neighborhood" that people now enjoy. Downtown Bellevue is undergoing a development explosion, but within an area acceptable for growth. Residents have chosen the areas outside of "downtown" proper because of the neighborhood feel, and *lack* of over-development.

The kind of development under consideration for the Bel-Red corridor (156th) is not acceptable to the residents of the area and is a reason people are looking elsewhere for a neighborhood. If this development proceeds, I will be one of those "former" Bellevue residents.

Thank you,

Neil Masserman

Christensen, Jeanie

From: Christensen, Jeanie
ent: Wednesday, June 04, 2008 11:16 AM
.o: PlanningCommission
Subject: FW: Comments for Planning Commission, regarding Angelo's site at 156th NE and NE 24th

(51)

-----Original Message-----
From: Tess McMillan [mailto:tessmc@eskimo.com]
Sent: Tuesday, June 03, 2008 5:35 PM
To: Christensen, Jeanie
Cc: Ken Schiring; jjmccall@comcast.net; dianeparry@verizon.net; Grant Gilkinson; Linda Lowe-Sheedy; hkhoweler@verizon.net; Anne Drebin; Heidi Spilde; joth.tupper@farmersinsurance.com
Subject: Comments for Planning Commission, regarding Angelo's site at 156th NE and NE 24th

Dear Planning Commission:

I have been in the Sherwood Forest neighborhood since I started work with Microsoft in 1997, owning my own home here since 2001.

I chose this neighborhood because it had the charm of still being forested with lots of pedestrians, low noise, and little auto traffic. One appeal was the Unigard property, which provides a grassy open space area, forest, ıd walking trail. You can walk from the forest at the east end of my street to the Unigard property and enjoy wildlife and the beauty of the neighborhood. In addition, the security guards at Unigard are friendly and helpful and represent the entire neighborhood and not just their company interests. A bit of history I learned when I first moved here was that Unigard worked hard with the Sherwood Forest Community in developing its property, formerly a pasture and forest just 20 years ago. Unigard limited development and included a large set-back in order to limit its impact on us. Unigard has been a tremendous neighbor.

I want to see the same thoughtfulness in the pending development of Angelo's property on 156th NE and NE 24th Street.

The proposed development and height is out of character for the buildings in my neighborhood, sets a precedent of extreme height and also sets a precedent for density and turnover that is at odds with the nature of the neighborhood. The new development proposed -- luxury senior care and hotel buildings/mixed retail -- ruins the Unigard open vista, ruins our neighborhood, creates a critically dense component that is too high of an impact for this neighborhood, and would create more traffic than we already have. I want to see this development scaled back, require low impact development techniques and sustainable engineering, and allow our ıighborhood to give go/no-go approval on significant aspects of this development.

There is already a precedent for high buildings in the corridor between Microsoft and Group Health, along 156th next to 520. That is a stretch that is buffered on both sides by freeway or by Microsoft and does not impact residents. We do not need more tall buildings next to our residential neighborhood. The buildings proposed would be more significant than anything along the Bel-Red corridor from downtown Bellevue to Overlake.

Already, traffic and noise have increased noticeably since I moved here. We have crime -- such as cars being stolen from our driveways -- we did not have in 2001. We have stormwater runoff that is extreme due to all the pavement and thousands of cars commuting along 156th every day. The noise forces me to keep my windows closed in the mornings and means I can't sit on my patio at 5 o'clock in the afternoon. In addition, as more development goes in and significant trees are cut down, this puts more storm pressure on existing trees in our neighborhood. Adding more height will create more storm pressure and result in even more storm damage. What we need instead is more trees to be planted and buildings to be restricted in height. This is a very unique part of Bellevue and we need to preserve it.

People who live or work within 500' of a busy street suffer more lung disease than people who don't, and yet this is another proposed development that will increase our traffic problem. It is close to a high school and an elementary school.

Our neighborhood values are forest, parks and wildlife. The proposed development doesn't give us any of those values in return for the development. I follow bird patterns, and Angelo's was also a bird habitat, with several hummingbird nests. Do we get any of that habitat back? What about the issue of Unigard having been such a great neighbor for the last 20 years? Doesn't the amount of taxes they have been paying count for anything?

I'm really unhappy with this whole process and the amount of pressure this developer is putting on our neighborhood. Ken Schiring told me the developer sent out several flyers advertising multiple open houses about the development, but I and another neighbor never received anything, so I am skeptical about the mailing list used. I pay sales tax, gas tax, and property tax, put up with the noise, the pollution, and stress caused by development, but the developer is the one making the money and is living somewhere else (probably quieter.)

I want to see a small scale development, integrated with native plantings, the return of trees, pervious concrete and pervious pavement throughout. We should be scaling back on parking and creating "green streets" with curves and bioswales, instead of dense parking lots and straight streets. The buildings need to be short so as not to interfere with bird migratory patterns, and there need to be fountains to encourage people and nature.

Please require this developer to scale back.

Best regards,

ess McMillan
16224 NE 28th Street
Bellevue, WA

Christensen, Jeanie

From: Christensen, Jeanie
Sent: Tuesday, June 03, 2008 2:25 PM
To: PlanningCommission
Subject: FW: Planning Commission Wed. 6/4 - 6:30

52

-----Original Message-----
From: Tess McMillan [mailto:tessmc@eskimo.com]
Sent: Tuesday, June 03, 2008 12:54 PM
To: Ken Schiring
Cc: jjmccall@comcast.net; dianeparry@verizon.net; Grant Gilkinson; Linda Lowe-Sheedy; hkhoweler@verizon.net; Anne Drebin; Heidi Spilde; joth.tupper@farmersinsurance.com; Christensen, Jeanie
Subject: Re: Planning Commission Wed. 6/4 - 6:30

Hi Ken,

I plan to write a response letter. Not only do I disagree with the height increase, but I never received any correspondence from the developers on this issue, nor any flyers, emails, etc.

One of my neighbors around the corner also has not had any contact from them.

I really disagree with any idea that they have discussed this thoroughly with the neighborhood. Since none of the buildings along the Bel Red corridor are presently over 2 storeys, I feel this would set the wrong precedent. There is a corridor between Microsoft and Group Health that has higher buildings; any corridors along the neighborhood south from NE 24th should remain at a lower height.

We have had Unigard Insurance support our vision of a green neighborhood with open space, parkland, and forest. What a slap in their faces to develop the property across the street.

This really destroys our neighborhood at the promise of the developers all making big bucks. I really feel disenfranchised by this entire process, even though I pay exhorbitant property taxes and have a right to say what happens in my neighborhood.

Tess

On Tue, 3 Jun 2008, Ken Schiring wrote:

> The planning Commission is getting close to formalizing their
> recommendation to the City Council on the Bel-Red Rezone.
>
> Under pressure from the potential developers they are investigating

> raising the height limit on the Angelo's/Uwajimaya properties
>
> from the existing 60ft to 70ft.
>
> For those of you that have attended Belgreen's Open-House meetings you
> know they really want 75ft.
>
> In addition they are planning to release control of the south half of
> their property to Hilton Hotels for two buildings there.
>
> Keep in mind that whenever the City or a developer speaks of a height
> limit you always have to add 15ft !
>
> 60 is really 75ft....70 is really 85ft etc
>
> The reason for this is that 15ft are always allowed for the roof top
> machinery that is usually shielded by walls thus producing a
>
> non-income producing extra story.
>
> If you wish to address the PC regarding this the meeting begins at 6:30
> with a public comment period. If you can not be there
>
> a letter E-mailed to JChristensen@bellevuewa.gov expressing your
> thoughts will work.
>
> If you have any questions or want clarification of the situation please
> call me during the day at (425) 653-7016 or this evening
>
> at home at (425) 885-9602....or E-mail me by return E-mail. This is my
> work E-mail so I would only receive it during business hours.
>
> As an aside there will be a Public Open-House before the meeting
> covering "Neighborhood Character" which is working toward
>
> ordinances that minimize the effect of "rebuilds" in established
> neighborhoods. We already have two examples of what can happen
>
> with these on N.E.28th Street and 159th N.E.
>
>
>
> Ken Schiring - Purchasing
> Western Integrated Technologies
> Bellevue WA
> (425) 747-0927
>
>

>

Christensen, Jeanie

From: Christensen, Jeanie
Sent: Tuesday, June 03, 2008 12:42 PM
To: PlanningCommission
Subject: FW: Bel-Red Rezone

53

From: Anne Drebin [mailto:adrebin@realcomassoc.com]
Sent: Tuesday, June 03, 2008 8:20 AM
To: Christensen, Jeanie
Subject: Bel-Red Rezone

Good Morning – I am unable to attend the Planning Commission meeting on 6/4 so I would like to offer my comments via email.

I live in Sherwood Forest and I am **STRONGLY** opposed to increasing the height limit for BelGreen Development's proposed plans for the former Angelo's property.

I understand the Commission is getting a lot of pressure from the developers to approve their request. The developers have all kinds of money and influence. They will only stand to make more money from the height variance and I hope the Commission considers those of us who live in the area and will see the negative impacts. If one height variance is approved, it just opens the door for others to be approved and I'm sure each time the height will go up and up.

As you know, the traffic in this area is terrible. I know the BelGreen folks have to do a traffic impact study and I'm curious what that really means. My guess is the study will show traffic is bad and will only get worse but will anything be done or taken into consideration?

I understand the proposed Costco for the old Kmart building has been denied due to Microsoft's complaints about traffic. The Bel-Red area is closer to Microsoft's main campus and the development in this area will have more impact than further south by 148th & Main.

In my opinion, the Bel-Red area around the Angelo's property is the fringe of commercial for that part of the City – it's very close to a lot of residential areas. I don't believe 6+ story development is compatible with the area. Increasing commercial development in the area will add pollution and increase the risk of crime – I'm very frustrated and unhappy with all that is being proposed.

The BelGreen developers have been very deceitful of their plans and have not done a good job of noticing the neighbors of their meetings and open houses. I'm sure they are giving you reports of very little neighborhood opposition – the reason being is we can't attend their meetings if we don't know they are happening. I know development in the area is inevitable – I just wish those of us who live nearby and have lived nearby for years and years could be more involved in the process.

I could go on and on, but I'll wrap this up for now. I certainly hope the Commission considers the views of those of us who live in the area and not be swayed by the developers.

Thank you!

Anne Drebin

Christensen, Jeanie

From: Christensen, Jeanie
Sent: Wednesday, June 04, 2008 1:57 PM
To: PlanningCommission
Subject: FW: property development in East Bellevue/Sherwood Forest

54

From: annie rl [mailto:annie@lander.ca]
Sent: Wednesday, June 04, 2008 1:09 PM
To: Christensen, Jeanie
Cc: 'Richard Lander'
Subject: property development in East Bellevue/Sherwood Forest

To whom it may concern,

I received a email forward explaining possible development plans for the old Angelos Nursery property on 156th, a block south of NE 24th, opposite from Unigard Insurance in East Bellevue. Your email was listed as a contact person for this issue. The email highlighted a development plan for the lot that includes two (?!) high-rise hotels and a senior care facitility.

Please review this development plan with careful consideration to the people who live and work in the area. This area already faces significant traffic challenges and demands. In keeping with the existing surroundings, I would also urge against a significant height increase for the proposed structures.

My husband works at Microsoft and is a bike commuter. We live ten minutes south of Microsoft in the Phantom Lake area. He is already facing strong traffic considerations on his commute. I would like to keep bike commuting a option for people who want to live close to work in East Bellevue.

I think that some development in that space would be great. However, I believe that similar to the restrictions that are now placed on new 'megahouses' in established neighbourhoods, there should be similar restrictions and considerations put on developers in the commercial space.

annie richardson-lander
phantom lake, bellevue 98008
(425) 881-0478

Christensen, Jeanie

From: Christensen, Jeanie
Sent: Wednesday, June 04, 2008 11:20 AM
To: PlanningCommission
Subject: FW: Sherwood Forest neighborhood

55

From: Karen Bass [mailto:karen_bass@yahoo.com]
Sent: Wednesday, June 04, 2008 10:39 AM
To: Christensen, Jeanie
Subject: Sherwood Forest neighborhood

I've just heard that the developer who bought the old Angelo's nursery is asking to raise the height limit for the structure they want to build. And that the plans áre to put two hotels and a a retirement home on that piece of property. That's far too much density for that section of town. Please do not change the face of this neighborhood in this way. It's not necessary to have high rises on every commercial block of Bellevue. And the congestion will be awful. I hope you will not entertain this idea.

Thank you for your time.

Karen Bass
Bellevue Resident

Christensen, Jeanie

From: Christensen, Jeanie
ent: Wednesday, June 04, 2008 11:20 AM
.o: PlanningCommission
Subject: FW: Bel-red Rezone - Angelo's/Uwajimaya site on 156th

56

-----Original Message-----
From: Deb Justice [mailto:djjustice@gmail.com]
Sent: Wednesday, June 04, 2008 11:07 AM
To: Christensen, Jeanie
Subject: Bel-red Rezone - Angelo's/Uwajimaya site on 156th

Hello! I am writing in regards to a proposal to raise the existing height limitations and put up a high rise as well as two hotels. As a resident of the neighborhood, I strongly oppose increasing the density of the area in such a way. Not only will such a plan drastically increase traffic in the area, it will also have a strong impact on the character of the neighborhood by decreasing the amount of open space and changing the feel from a pedestrian friendly area with local shops to one with less green space, a transient population, and more traffic. I imagine that the environmental impact of such a plan would also be significant. The encroachment of developers and large ›rporations is eroding the character of our special neighborhoods and turning them into cookie cutter areas surrounded by concrete.

Additionally, I'm frustrated that there has been little effort on the part of the developer to communicate details of open house meetings with the neighborhood. As a resident, I would have expected to hear about this long before now, on the eve of decision making. It makes me wonder how many other voices in my neighborhood are not being heard.

Thank you for your time. Please don't forget about us little people out here. We are the glue that keeps our neighborhoods together and destroying that community character won't benefit anyone in the end.

Sincerely,

Debra Justice

Christensen, Jeanie

From: Christensen, Jeanie
Sent: Wednesday, June 04, 2008 4:25 PM
To: PlanningCommission
Subject: FW: Bel-Red Rezone for Angelo's/Uwajimaya properties

51

From: Diane Parry [mailto:dianeparry@verizon.net]
Sent: Wednesday, June 04, 2008 4:03 PM
To: Christensen, Jeanie
Cc: jjmccall@comcast.net; Grant Gilkinson; Linda Lowe-Sheedy; hkhoweler@verizon.net; Anne Drebin; Tess McMillan; Heidi Spilde; joth.tupper@farmersinsurance.com
Subject: Bel-Red Rezone for Angelo's/Uwajimaya properties

June 4, 2008

Dear Planning Committee:

My husband and I have lived in Sherwood Forest since 1979. We purchased our first home here and have chosen to stay in the area because of the quality of the neighborhood, surrounding businesses and amenities. We have both served on the Sherwood Forest Community Board and actively participated in the planning of the Unigard and Microsoft expansions. Both of these businesses have included us in their planning process and valued our input.

We attended the initial meeting on February 6th with Belgreen Development, who disclosed to us their intent to develop the Angelo's property into a luxury retirement community including first floor retail and hotel. While we do not object to the use; we DO object to the height and their request for variance. We believe it is to the detriment of the Overlake community to grant this variance and is inconsistent with the building heights already in place. We frequently walk the trails proved by Unigard and enjoy the territorial views. To allow this developer a variance will distract the low building profile character of the corridor.

We respectfully request that the building heights remain as prescribed by code (60 feet) and a variance not be granted.

We have also learned that the developer now plans to sell the southern portion of the property to a chain hotel. This was not disclosed in the public meeting and we feel betrayed by that. Putting up a hotel on that property will only increase the demand by developers to raise the height limits. So, we re-affirm that we request City Planning not grant the variance.

Thank you.

Diane and Robert Parry
16223 NE 26th Street

6/4/2008

Christensen, Jeanie

From: Christensen, Jeanie
Sent: Wednesday, June 04, 2008 4:25 PM
To: PlanningCommission
Subject: FW: Sherwood Forest Neighborhood, Bel-Red Rezone

54

From: Meg Cowie [mailto:megcowie@verizon.net]
Sent: Wednesday, June 04, 2008 3:09 PM
To: Christensen, Jeanie
Subject: Sherwood Forest Neighborhood, Bel-Red Rezone

I need to add my voice to the protest regarding the proposal to allow a change to the height restriction for buildings in the above neighborhood. This is a neighborhood and should be kept as such. With all the new construction, particularly hotels and offices in the Bellevue area, surely at least we should finish those off before we start looking at building more. There should be pproper consultation with the inhabitants, not unadvertised open houses, before any further decisions are made.

At the moment the roads are not capable of taking the additional traffic, and two large hotels would really damage the nature of the district. I should be grateful if you would take this message into account in your deliberations.

Meg Cowie
14810 1st Ave NE
Duvall WA 98019

14845 NE 13th Street
Bellevue WA 98007
June 5, 2008

59

Planning Commission
City of Bellevue
P.O. Box 90012
Bellevue, WA 98009

RE: Bel-Red Draft Plan public comments 6/4/08

Dear Planning Commissioners:

Recognizing the folly of my trying to read too many words, with too many thoughts, in too short a time, I am submitting a written statement that I hope will be more direct and cogent.

Bel-Green development proposals for the 156th transit Node

The restricted senior retirement housing and the two business class hotels proposed for the Angelo's property in the 156th Node do not achieve the planned goal for a designated transit Node. These two stand-alone developments will not provide for a mix of housing, retail, and services, with an emphasis on housing, as described in the site's draft land use designation.

The demographic of the populations to be served, by the developers description and business plans, is not one that is likely to be walking the ¼ mile to a future transit station to travel to work. This being the primary reason for creating this Node apart from the existing Bel-Red Northup, is a significant factor to consider.

As a attractive as the Amica and OTO proposals may be, exempting them from FAR amenity incentives to increase allowable height would only show that some developers and developments are more equal than others. I request that you limit height in the 156th Node in current office zoned sections to 45 feet and in the current CB zoned sections, allow a 15 foot bonus, according to code, if an underground parking amenity is added to a development.

Thank you for considering my additional comments.

Sincerely yours,

Pamela Toelle

cc: Paul Inghram

Walgreens

(60)

May 9, 2008

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

RE: Bel-Red Corridor Subarea / Land Use Code Amendments

Dear Planning Commission Members:

Walgreen Company purchased the property located at the southwest corner of NE 24th Street and 156th Avenue Southeast in May, 2007. The land has been used as a single level retail commercial shopping center for decades, and the project continues to be home to Uwajimaya Asian Grocery store and a number of other tenants. Our original plan was to redevelop the project in a manner similar to its current configuration including a Walgreen Drug Store and an expanded facility for Uwajimaya. We developed a preliminary site plan for such a project and discussed the process and permit procedure with the City of Bellevue staff.

We were informed by City staff that changes to the comprehensive plan had been initiated by the city that would encourage mixed use development with density greater than that required for a single level retail project. Walgreen's decision to acquire this land was not predicated on contemplation that we would increase the density and construct a multi-level vertical mixed use project. Even so, in deference to the strong encouragement of the city staff, we reconsidered our plan and entered into an agreement with Opus Corporation to assist us with a development that would meet the objectives contemplated by the proposed comprehensive plan revisions. Provided such a project can be developed in a manner that is economically feasible, we are open to pursuing the more complicated and costly alternative plan to include other retail uses and residential components on levels around and above our store.

We recently learned of the April 11, 2008 DRAFT "Bel-Red Subarea Land Use Code Amendments" that contain new development requirements and new fees or charges in connection with the additional density proposed by the comprehensive plan amendment. Although it is difficult to determine what the actual fees would

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be for the mixed use project we now contemplate, it appears this DRAFT Code Amendment adds significant costs to the project that may make redevelopment economically infeasible.

Walgreen understands the City's interest in establishing new fees and charges to support stream restoration, the development of new parks, and the provision of affordable housing. However, we believe that the overall densities that can be created in the Bel-Red corridor area by the changes planned in the comprehensive plan amendment will result in an opportunity for property owners to develop projects that meet the city's vision for a more urban form of development. That additional density will yield significant increases in the assessed valuation of properties far above those in place today. That alone should provide attendant real estate tax revenue that can be used for funding social amenities without the imposition of further fees or "taxes" that jeopardize the very ability of property owners to develop or redevelop their property.

Walgreen is also concerned about the impact the proposed fees and charges will have on businesses that may rent property in the area. Ultimately, property owners have no alternative but to include the cost of such charges in their total development cost, resulting in higher rents to the tenants. The denser multi-level form of development contemplated by the comprehensive plan amendments is already a premium cost type of construction, compared to single level projects, which may cause rents to increase to a point that simply cannot be supported by many retailers.

Walgreen strongly encourages the City of Bellevue to reconsider the DRAFT Code Amendment and not adopt the fees and charges currently contemplated by the code amendments.

Sincerely,

Robert P. Roscoe
Director - Asset Development
Walgreen Co.

CC: Matt Terry
Dan Stroh
Paul Inghram
Emil King
Len Psyk / Opus Northwest LLC