

## Jensen, Marie

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**From:** eastmainCAC  
**Sent:** Wednesday, June 01, 2016 7:51 AM  
**To:** 'Brian Franklin'  
**Subject:** RE: East Main Station Area

Dear Mr. Franklin,

Thank you for your email to the East Main Citizen Advisory Committee (CAC). It will be included in the CAC's packet for its June 15 meeting which will be held from 4 to 6 p.m., Bellevue City Hall, Rm 1E-113.

Sincerely,  
Marie Jensen

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**From:** Brian Franklin [mailto:brian@pmfinvestments.com]  
**Sent:** Wednesday, May 18, 2016 5:43 PM  
**To:** eastmainCAC <eastmainCAC@bellevuewa.gov>  
**Subject:** East Main Station Area

Dear East Main Citizen Advisory Committee Members and Staff,

First, I would like to thank you all for your considerable donation of time and energy to ensuring the future livability of this community. Without citizens like you and our city's wonderful staff, Bellevue would not be the world class city that it is today.

As many of you will remember, my company, PMF Investments, came to the last East Main CAC meeting to introduce ourselves as the new owners of the Bellevue Sheraton site. We are a locally owned company started by my father, Nat Franklin, back in 1978. PMF completed the restoration and revitalization of the Kelsey Creek Neighborhood Shopping Center in 2011 which has been a great success for the Lake Hills community. With the acquisition of the Sheraton property we are excited for another chance to work with the community and staff towards a project we can all be proud of.

As noted during our project we would ask that you continue to consider the following:

- The view corridor does not currently exist for the OLB zoning. Based on the Land Use Code and the Comprehensive Plan, we encourage the CAC to clearly state that there is no view corridor currently existing for the OLB zoning. Any CAC recommendation to establish any view corridor would be a recommendation to create a new corridor, not to protect an existing corridor established for this area. We believe the creation of a new view corridor is contrary to the CAC's goals for transit-oriented development.
- We appreciate the CAC's suggestion to eliminate or severely reduce any future view corridor. In light of the CAC's bold goals to achieve TOD density and active pedestrian streetscapes along 112<sup>th</sup> and the significant adverse impacts that a view corridor would have on achieving those goals, we would encourage the CAC's recommendation to plainly state that it does not support the creation of a view corridor. Even a small view corridor would adversely impact the viability of future transit oriented development.
- We appreciate your suggested heights of 300 feet and a FAR of 5. We would encourage you to make sure you speak with councilmembers so they get to hear firsthand what your group of highly participatory citizens suggests should be done with FAR and height in this area.

Again, thank you for your dedication to the city of Bellevue, We take your work and report with great consideration and we look forward to creating a project on the Sheraton site that incorporates the views we have heard from your committee.

Sincerely,

Brian Franklin



## PMF INVESTMENTS

**Brian Franklin** President

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## Jensen, Marie

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**From:** eastmainCAC  
**Sent:** Wednesday, June 01, 2016 8:07 AM  
**To:** 'Claudia Evans'  
**Subject:** RE: Traffic

Dear Ms. Evans,

Thank you for your email to the East Main Citizen Advisory Committee (CAC). Your email and this response will be included in the June 15 CAC meeting packet. The June 15 meeting will be held from 4 to 6 p.m., Bellevue City Hall, Rm 1E-113. The CAC will consider public feedback it has received on its Draft Station Area Plan for the East Main light rail station.

The draft East Main Station Area Plan addresses how to better integrate the station within surrounding neighborhoods. The CAC studied current and future neighborhood character; neighborhood access, traffic and parking; pedestrian, bicycle and transit connections to the station, and zoning to allow for mixed-used development on the east side of 112th Ave SE. To view the draft Plan, its Appendices, and display materials from a recent Open House, go to <http://bellevuewa.gov/east-main-station.htm>.

Many residents have raised your same concern about the potential for increased neighborhood traffic in the South Bellevue neighborhoods as a result of construction of the East Link light rail. To help address these concerns, a Neighborhood Traffic Mitigation Committee (NTMC) has been formed with residents from the neighborhoods of Bellecrest, Enatai and Surrey Downs and from Beaux Arts Village. This committee is working with staff to identify mitigation tools that could lessen the impacts resulting from East Link construction along Bellevue Way and 112th Ave SE. To keep track of the Committee's efforts, please visit <http://bellevuewa.gov/12292.htm>.

Sincerely,

Marie Jensen  
East Link Outreach and Community Relations Lead City of Bellevue Transportation Department  
425-452-2064

-----Original Message-----

**From:** Claudia Evans [mailto:nnjejo1830@gmail.com]  
**Sent:** Monday, May 23, 2016 6:12 AM  
**To:** eastmainCAC <eastmainCAC@bellevuewa.gov>  
**Subject:** Traffic

The need for traffic control in the South Bellevue neighborhood during construction of the light rail is paramount. Please listen to concerns of our already congested neighborhood and plan accordingly.

C. Evans  
Sent from my iPhone