



# MEMORANDUM

DATE: February 18, 2009

TO: Bellevue Planning Commission

FROM: Paul Inghram, AICP, Comprehensive Planning Manager 452-4070  
[pinghram@bellevuewa.gov](mailto:pinghram@bellevuewa.gov)  
Nicholas Matz AICP, Senior Planner 452-5371  
[nmatz@bellevuewa.gov](mailto:nmatz@bellevuewa.gov)

SUBJECT: 2009 Annual Comprehensive Plan Amendments (CPA) List of Initiated Applications – February 25, 2009, Planning Commission Study Session

In the annual Comprehensive Plan amendment application period (December-January) that just recently closed, the city received two requests for amendments. See Attachment 1. This memo provides a brief summary of each application and the application materials are attached. Staff will provide a brief overview to introduce the applications.

No action is requested at this February 25, 2009, study session although staff asks the Commission to identify your questions or issues related to the proposals as needing further study, for response in future study session.

## **ANNUAL COMPREHENSIVE PLAN AMENDMENT PROCESS**

The city's annual process includes evaluation and review steps referred to as Threshold Review and Final Review. Each review 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 proposed application. The four steps of the annual review process consist of:

### Threshold Review

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

### Final Review

3. Planning Commission study sessions and public hearing to consider and recommend on proposed Comprehensive Plan Amendments (summer/fall)
4. City Council action on Planning Commission recommendations to adopt amendments (fall)

The February 25, 2009, study session provides an overview of the proposals, with separate attachment materials for each application. A later study session will detail the proposals in

preparation for a spring Threshold Review public hearing. At that future study session staff will respond to questions or issues related to the proposals and requested by the Commission now as needing further study. A staff report and recommendation responding to the Threshold Review criteria—including expansion of geographic scoping—will be available in advance of the public hearing.

## **COMPREHENSIVE PLAN AMENDMENT REQUESTS**

### **1. Newport Professional Buildings 09 104623 AC – Attachment 2**

Subarea:                    Factoria  
Address:                   4307-4317 128<sup>th</sup> Ave SE  
Applicant:                 Dr. John P. Lorge

This privately-initiated application would amend the map designation on this two-parcel, .62-acre site from PO (Professional Office) to CB (Community Business) with attached development conditions proposed by the applicant that would a) prohibit retail uses on a ground floor office level of redeveloped buildings, and b) require an affordable housing component in the allowed residential uses.

The proposal site currently consists of small office buildings on each of the two parcels. The third parcel in the northwest corner of this small group of offices contains a dentist, but is not part of the application. If the CPA is adopted, the site could be rezoned to allow the range of uses permitted in the CB zone.

An application for this site was made last year. The Planning Commission expanded the geographic scope of the proposal to include the third and separately-owned office building in this cluster. The Planning Commission recommended at its May 14, 2008, Threshold Review public hearing on the application to not advance it out of Threshold Review. The Commission based its recommendation on a lack of significantly changed circumstances in the Factoria area applicable to the proposal. The Commission acknowledged that other CPAs for Factoria redevelopment and for St. Margaret's Church reacted to significantly changed redevelopment and affordable housing issues, respectively, but that this application did not address those. See Attachment 3 – Planning Commission May 14, 2008, minutes.

The application was withdrawn prior to September 15, 2008, City Council action on the Planning Commission's Threshold Review recommendation. The timing of the withdrawal prior to Council action means that it did not invoke the 3-year limit on repeating CPA applications.

The difference between the 2008 CPA and this 2009 application is the inclusion of the development conditions regarding the land uses and affordable housing components. The application proposes these be implemented as concomitant agreements to a site rezone. The application proposes more detail in a conceptual plan on page 15 of the application materials in Attachment 2.

2. **Kinoshita** 09 104700 AC – Attachment 4  
Subarea: Southwest Bellevue  
Address: 1429 Bellevue Way SE  
Applicant: Ronald Kinoshita

This privately-initiated application would amend the map designation on this .57-acre site from SF-H (Single Family-H) to MF-M (Multifamily-Medium). See Attachment 4.

The site currently consists of a single family residence and a licensed day care center. If the CPA is adopted, the site could be rezoned to allow redevelopment at fifteen to twenty units (R-15 to R-20) per acre.

#### **ATTACHMENTS**

1. 2009 List of Initiated Annual Comprehensive Plan Amendments

*[Attachments 2-4 are provided under separate cover]*

2. Newport Professional Buildings application materials
3. Minutes of the May 14, 2008, Planning Commission public hearing on the 2008 CPA Threshold Review application for Newport Professional Buildings
4. Kinoshita application materials



**2009 Annual Comprehensive Plan Amendments**

<i>CPA number (AC)</i> <i>Rezone number (LQ)</i>	Proposal <i>Subarea</i>	Applicant
<b>Newport Professional Building</b> <i>09 104623 AC</i>	Map change of 0.62 acres from PO (Professional Office) to CB (Community Business) with development conditions to be realized through rezone. <b>4307 Factoria Boulevard SE</b> <i>Factoria</i>	Lorge
<b>Kinoshita</b> <i>09 104700 AC</i>	Map change of 0.57 acres from SF-H (Single Family-High) to MF-M (Multifamily-Medium) <b>1429 Bellevue Way SE</b> <i>Southwest Bellevue</i>	Kinoshita

ATTACHMENT 2  
NEWPORT PROFESSIONAL BUILDINGS





Department of Planning & Community Development  
425-452-6864 www.cityofbellevue.org

Application for  
**COMPREHENSIVE PLAN AMENDMENT**  
page 2

**BLOCK 3**

Support for the proposed amendment. Explain the need for the amendment—why is it being proposed? Describe how the amendment is consistent with the vision of the Comprehensive Plan. Include any data, research, or reasoning that supports the proposed amendment. Attach additional pages as needed.

Please see the attached "Lorge Land Use Study" for data, research, and reasoning that supports the proposed amendment.

Go to **BLOCK 4**

**BLOCK 4a**

Evaluating the proposed amendment. Explain how the proposed amendment is consistent with the Threshold Review Decision Criteria in LUC Section 20.30I.140 (see Submittal Requirements Bulletin #53). Attach additional pages as needed.

The proposed amendment is consistent with the Threshold Review Decision Criteria as outlined within LUC Section 20.30I.140. Please see page 3 of the attached "Lorge Land Use Study" for a complete analysis of the Threshold Review Decision Criteria.

**BLOCK 4b complete this section only for a site-specific concurrent rezone**

Evaluating the proposed concurrent rezone. Explain how the proposed rezone would be reviewed under Rezone Decision Criteria in Land Use Code Section 20.30A.140. Attach additional pages as needed.

I have read the Comprehensive Plan and Procedures Guide 1

**NOTICE OF COMPLETENESS:** Your application is considered complete 29 days after submittal, unless otherwise notified.

Signature of applicant

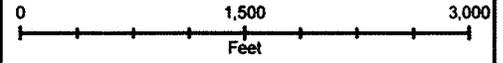
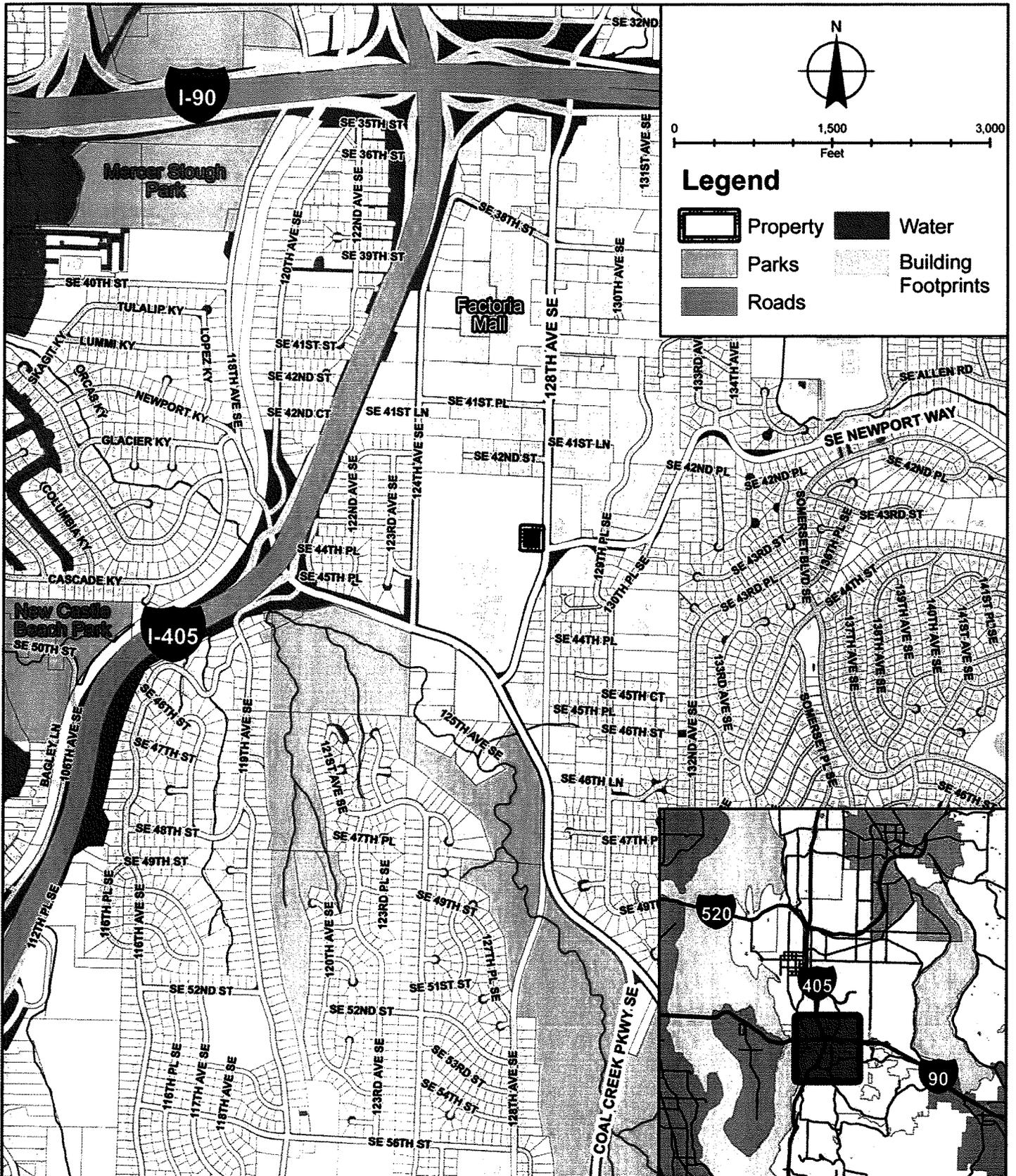
*Robert M. Payne ACP Agent 1/29/08*  
*John P. Lorge III* Date *1/29/09*

I certify that I am the owner or owner's authorized agent. If acting as an authorized agent, I further certify that I am authorized to act as the Owner's agent regarding the property at the above-referenced address for the purpose of filing applications for decisions, permits, or review under the Land Use Code and other applicable Bellevue City Codes and I have full power and authority to perform on behalf of the Owner all acts required to enable the City to process and review such applications.

I certify that the information on this application is true and correct and that the applicable requirements of the City of Bellevue RCW, and the State Environmental Policy Act (SEPA) will be met.

Signature

*Robert M. Payne ACP* Date *1/29/09*  
(Owner or Owner's Agent)  
*RWT Services/Assoc, Inc 206-624-6239*



**Legend**

- Property
- Parks
- Roads
- Water
- Building Footprints

drn	ckd
JH	app'd
Job	date
0712130	01/23/08

**R.W. Thorpe & Associates, Inc.**  
 Seattle / Anchorage / Denver / Winthrop  
 710 Hoge Building 705 2nd Avenue Seattle, WA 98104

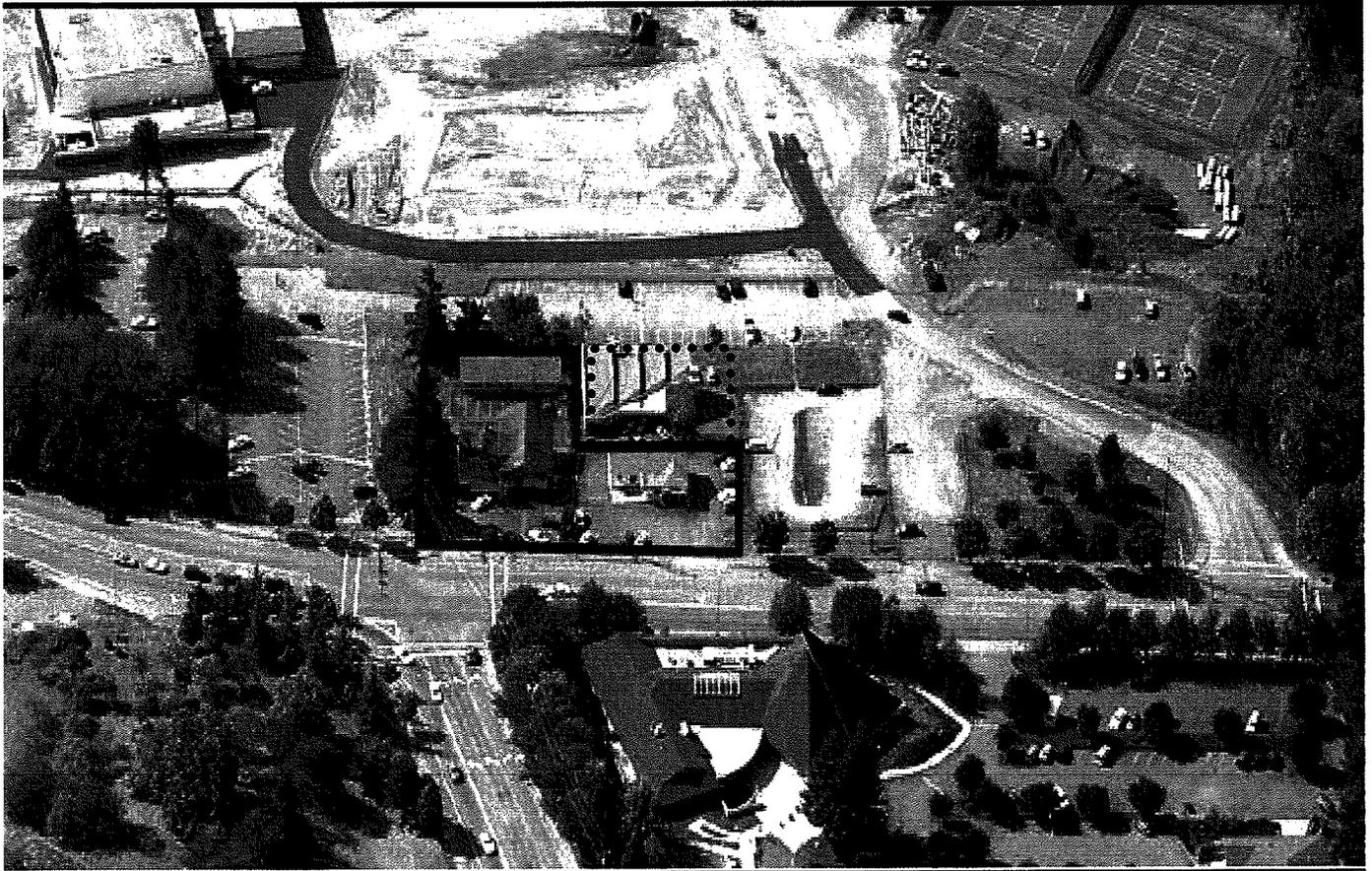
Phone: 206.624.6239  
 Fax: 206.625.0930  
 E-mail: [planning@rwta.com](mailto:planning@rwta.com)  
 Web: <http://www.rwta.com>  
 Planning  
 Landscape Architecture  
 Project Management  
 Environmental  
 Economics

**FIG. 1**

**LARGE PROPERTY**  
**Bellevue, WA**

**VICINITY MAP**  
 Source: King County (2007), City of Bellevue (2007)

Lorge Land Use Study  
4307 Factoria Blvd SE, Bellevue, WA



Prepared by:

R.W. Thorpe & Associates, Inc.  
Planning / Landscape Architecture / Economics  
705 Second Avenue, Suite 710  
Seattle, Washington 98104

January 30, 2008 (Updated November 2008)

R.W. Thorpe & Associates  
705 Second Avenue, Suite 710  
Seattle, WA 98104

RECEIVED  
JAN 30 2008  
PERMIT PROCESSING

## **TABLE OF CONTENTS**

<b>I. Executive Summary</b>	pg. 3
o <i>Docket Request</i>	pg. 3
<b>II. Site Info/Existing Conditions</b>	pg. 3
<b>III. Assessment Criteria</b>	pg. 3
o <i>Review of Threshold Decision Criteria BMC 20.30I.140(A)</i>	pg. 3
o <i>Review of Threshold Decision Criteria BMC 20.30I.140(B)</i>	pg. 4
o <i>Review of Threshold Decision Criteria BMC 20.30I.140(C)</i>	pg. 4
o <i>Review of Threshold Decision Criteria BMC 20.30I.140(D)</i>	pg. 4
o <i>Review of Threshold Decision Criteria BMC 20.30I.140(E)</i>	pg. 4
o <i>Review of Threshold Decision Criteria BMC 20.30I.140(F)</i>	pg. 5
▪ <i>Analysis of surrounding land uses</i>	pg. 5
o <i>Review of Threshold Decision Criteria BMC 20.30I.140(G)</i>	pg. 6
o <i>Review of Threshold Decision Criteria BMC 20.30I.140(H)</i>	pg. 7
<b>IV. Summary</b>	pg. 7

## **FIGURES & ATTACHMENTS**

<b>Underlying Assumptions of Study</b>	pg. 8
<b>Decision Criteria / Land Use Compatibility Matrix</b>	pg. 9
• <i>Table #1 - Bellevue Comprehensive Plan Compatibility Matrix</i>	pg. 9
• <i>Table #2 - Factoria Subarea Plan Compatibility Matrix</i>	pg. 10
• <i>Table #3 - Growth Management Act Compatibility Matrix</i>	pg. 11
• <i>Table #4 - County Wide Planning Policies Compatibility Matrix</i>	pg. 12
<b>Figure #1 - Vicinity Map</b>	pg. 14
<b>Figure #2A - Conceptual Master Plan</b>	pg. 15
<b>Figure #2B - Conceptual Master Plan</b>	pg. 16
<b>Figure #3 - Future Land Use Designation Map</b>	pg. 17

## I. Executive Summary:

The purpose of this Land Use Study is to provide background information for a proposed amendment to the Bellevue Comprehensive Plan Land Use Map to allow for the redesignation of approximately +/- .62-Acres of land located at 4307 and 4301 Factoria Blvd SE and an optional .21 Acres of adjacent land located at 4301, from Professional Office (PO) to Community Business (CB) (See Figure #1 - Vicinity Map). The proposed amendment would support a future rezone of the property to land use designation CB, which allows for mixed commercial and residential developments. **Based on the "Threshold Decision Criteria for a Comprehensive Plan Amendment" as provided within the Bellevue Municipal Code (BMC), Section 20.30I.140, it is the professional opinion of R.W. Thorpe & Associates that the proposed amendment merits approval and support by City of Bellevue Planning Staff, Planning Commission, and City Council. Our conclusion is based upon the amendments compatibility with the Goals and Policies of the Factoria Subarea Plan, Bellevue Comprehensive Plan, King Countywide Planning Policies as demonstrated within the analysis provided below and the attached Compatibility Matrix.**

It is the intent of the applicant to allow for the future potential of redeveloping the proposed amendment site with a Higher and Better Use consisting of a mixed-use structure with ground floor office/retail space and residential dwelling units located on the upper floors (Please See Figure #2 - Conceptual Massing Study).

## II. Site Information / Existing Conditions

The proposed amendment area is located along Factoria Boulevard SE amid St. Margaret's Episcopal Church and the Holy Cross Lutheran Church to the east and the Newport High School campus to the west. Additionally, the amendment site is one third of a mile (1/3) south of the Kimschott Factoria Square Mall and approximately one-half (1/2) a mile north of Coal Creek Parkway SE. Currently five businesses are located within three structures located within the proposed amendment area. Newport Chiropractic Center is located within parcel 1624059070 (4307 Factoria Boulevard SE) and a four-unit office building is located within parcel 1624059206 (4317 Factoria Boulevard SE).

## III. Assessment Criteria

The Threshold Decision Criteria for a Comprehensive Plan Amendment are set forth in the City of Bellevue Land Use Code, Section 20.30I.140. Based upon our analysis of the criteria it is our professional opinion that the proposed amendment merits approval. Our recommendation is based upon the following analysis:

**A. BMC 20.30I.140(A):** *The proposed amendment presents a matter appropriately addressed through the Comprehensive Plan; and*

- **RWT/A Response:** It is the professional opinion of R.W. Thorpe & Associates that the proposed amendment to the City of Bellevue Comprehensive

Plan Land Use Map is a matter that is appropriately addressed through the Comprehensive Plan amendment process.

**B. BMC 20.30I.140(B):** *The proposed amendment is in compliance with the three-year limitation rules set forth in LUC 20.30I.130.A.2.d; and*

- **RWT/A Response:** The proposed amendment has not been the subject of a comprehensive plan amendment proposal within the past three years.

**C. Review Criteria 20.30I.140(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*

- **RWT/A Response:** R.W. Thorpe & Associates feels that the annual Comprehensive Plan Amendment process is the most appropriate means by which the City Council should address the proposed change.

**D. Review Criteria 20.30I.140(D)** *The proposed amendment can be reasonably reviewed within the resources and time frame of the Annual Comprehensive Plan Amendment Work Program; and*

- **RWT/A Response:** The proposed amendment represents two relatively small parcels that should not require an exuberant amount of time or resources to review.

**E. Review Criteria 20.30I.140 (E).** *The proposed amendment addresses significantly changed conditions since the last time the pertinent Comprehensive Plan map or text was amended. See LUC 20.50.046 for the definition of "Significantly Changed Conditions"; and*

- **RWT/A Response: The site-specific proposed amendment addresses "significantly changed Land Use, Transportation, and Housing conditions" since the last time the pertinent Comprehensive Plan was amended.**
  - **Land Use:** The City Council initiated Comprehensive Plan Amendment (07-117934AC), involving St. Margaret's Episcopal Church is located east of the proposed amendment site and represents a "significantly changed condition". If approved Amendment 07-117934AC would allow the future development of Affordable Housing within the Episcopal Church site by re-designating the site from Single Family High Density (SF-H) to Multifamily High Density (MF-H). **The Episcopal Church amendment is similar to the proposed amendment addressed by this study in that both amendments would allow for the future potential of redevelopment of underutilized property and urban infill.**

Additionally, as Bellevue matures as a city the amount of vacant developable land has become scarce. An analysis of Bellevue's capacity for growth released in 2003 identified, with the exception of the Downtown area, only 961 acres of vacant and redevelopable land. **The City of Bellevue must look to property such as the proposed amendment site for redevelopment and infill to accommodate future growth and jobs.**

- **Transportation:** A change within the Factoria Subarea policy framework and list of associated transportation facility projects to incorporate the 2005 Factoria Area Transportation Study (FATS) recommended urban design strategies represents a "significantly changed condition". Approval of the proposed amendment would address this significantly changed transportation condition by constructing well-integrated mixed-use structures that would be transit-supportive and pedestrian-oriented.

Additionally, the recommended implementation of a multi-modal transportation system represents a city-wide "significantly changed condition". The proposed amendment addresses the changes in city-wide transportation conditions by supporting the goals and policies of the Comprehensive Plan Transportation Element. If approved the proposed amendment would allow for well-integrated mixed-use structures that discourage the use of single occupant vehicles by providing more accessible features that accommodate users of transit, carpooling, pedestrians, and bicyclists.

- **Housing:** As mentioned in the Comprehensive Plan Land Use Policy #3, the city must accommodate growth targets of 10,117 additional households for the 2001- 2022 period. The proposed amendment demonstrates the type of redevelopment and urban infill that will be necessary to accommodate future growth targets.

**F. Review Criteria 20.30I.140 (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

- **RWT/A Response:** The following is a brief outline of the uses currently surrounding the proposed amendment site. The analysis demonstrates that the requested land use amendment includes at the minimum, similarly situated properties with like characteristics. Please see Figure #3 - Future Land Use Designation Map.

**NORTH:** A dental office not included within the proposed amendment abuts both parcels of the proposed amendment site. Additionally, a Newport High School parking area is directly north the proposed amendment site. A veterinary clinic, apartment complexes, and a fire station are located approximately one-

tenth (1/10) of a mile north of the proposed amendment site. Additionally, the Factoria Mall is approximately one-third (1/3) of a mile north of the proposed amendment site.

The Comprehensive Plan shows the land use designation corresponding with the dental office as Professional Office (PO), the Newport High School and its parking area as Single Family High (SF-H), the veterinary clinic designated as PO and the apartment complexes designated as Multi-Family-High Density (MFH).

**EAST:** To the East, the amendment site is fronted by Factoria Boulevard SE, which separates it from St. Margaret's Episcopal Church and the Holy Cross Lutheran Church. SE Newport Way, which runs directly east of the proposed amendment site, separates these two churches to the north and south respectively. Future development of Affordable Housing is being considered for the Episcopal Church site through a City Council initiated Comprehensive Plan Amendment (07-117934AC), which would redesignate the land use from SF-H to MF-H. Further to the east of the proposed amendment site are town-homes and single-family homes.

The two church sites directly east of the proposed amendment site are designated SF-H with a small portion of property north of the intersection of 129th Ave SE and the SE Newport Way designated as Multi-Family Medium Density (MF-M).

**SOUTH:** The Newport High School campus extends south of the proposed amendment site approximately one-half of a mile to the intersection of Coal Creek Parkway and Factoria Boulevard SE. The entire Newport High School Campus has been designated by the Comprehensive Plan as a SF-H land use.

**WEST:** The Newport High School campus extends west of the subject site approximately one-third of a mile where it abuts 124th Ave SE.

As previously stated the entire Newport High School campus has been designated by the Comprehensive Plan as a SF-H land use.

**G. Review Criteria 20.30I.140 (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*

- **RWT/A Response: The proposed amendment is highly compatible with the applicable Goals and Policies of the Factoria Subarea and Comprehensive Plan. Analysis by our staff and Certified Planners does not reveal any incompatibility with the Washington State Growth Management Act (GMA) or King County Countywide Planning Policies.** Please see the

attached Decision Criteria / Land Use Compatibility Matrix for a full analysis of the applicable Comprehensive Plan.

**H. Review Criteria 20.30I.140 (H).** *State law requires, or a decision of a court or administrative agency has directed such a change. (Ord. 5650, 1-3-06, § 2)*

- **RWT/A Response:** The proposed amendment was not submitted in response to a State Law requirement, decision of a court, or at the direction of an administrative agency.

#### **IV. Summary**

The above analysis demonstrates that the proposed amendment meets the "Threshold Decision Criteria for a Comprehensive Plan Amendment" as outlined within the Bellevue Municipal Code (BMC), Section 20.30I.140. The amendment represents a public benefit by providing an opportunity for the city to align itself with the "community vision" as established within the Comprehensive Plan. **The amendment is highly compatible with the applicable Goals and Policies of the Factoria Subarea and Bellevue Comprehensive Plan. Analysis by our staff and Certified Planners does not reveal any incompatibility with the Washington State Growth Management Act (GMA) or King County Countywide Planning Policies. It is therefore the professional opinion of R.W. Thorpe & Associates that the proposed amendment merits approval and support by City of Bellevue Planning Staff, Planning Commission, and City Council.**

Please contact the undersigned for questions or clarification of the analysis in this report. Qualifications of report Team can be found at <http://www.rwta.com/>.

Respectfully,  
R.W. Thorpe & Associates, Inc.



Robert W. Thorpe, AICP  
President

---

## UNDERLYING ASSUMPTIONS OF STUDY

---

This Study is constrained by the assumptions and limiting conditions contained therein, including the understanding that the report is to be utilized by the client(s) and their real estate agents to aid in the determination of the current status of the property.

The office of R. W. Thorpe & Associates, Inc. does hereby certify that:

We have no present or contemplated future interest in the real estate that is the subject of this Study.

We have no personal interest or bias concerning the subject matter of this Study.

To the best of our knowledge and belief, the statements of fact contained in this Study, upon which analyses, opinions and conclusions expressed herein are true and correct.

This Study sets forth all the limiting conditions affecting any analyses, opinions and/or conclusions expressed.

With the exceptions of discussions with jurisdictional staff concerning methodology and preliminary analysis of data, no one other than the undersigned prepared this Study or analyses, conclusions and opinions concerning the subject real estate set forth in this Study.

It is our opinion that this Study is based on information and data relevant to the date of the Study. Although subsequent historical data exists, any other analysis at a later date would require the updating of the Study to reflect current plans, policies, and regulations.

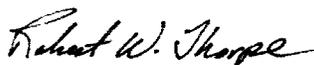
Please note that with ever-changing land use regulations to comply with Washington GMA, information contained in this Study may need to be verified periodically.

We have utilized the current Appraisal Institutes definitions.

According to the Appraisal of Real Estate Twelfth Edition page 302 Copyright 2003 by the Appraisal Institute, the definition of Highest and Best Use is as follows:

*The reasonable probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.*

R. W. Thorpe & Associates



Robert W. Thorpe, AICP  
President

## Decision Criteria / Land Use Compatibility Matrix

### Complete Analysis of BMC Section 20.30I.140(G)

Symbol Key	"++" Highly Compatible	"+" Somewhat Compatible	"S" Subjective	"-" Somewhat Incompatible	"--" Highly Incompatible
------------	------------------------------	-------------------------------	-------------------	---------------------------------	-----------------------------

### Table #1 - Bellevue Comprehensive Plan Analysis

<p><b>POLICY LU-3.</b> <i>Accommodate growth targets of 10,117 additional households and 40,000 additional jobs for the 2001- 2022 period. These targets represent the city's commitment to develop the zoning and infrastructure to accommodate this level of growth; they are not a commitment that the market will deliver these numbers.</i></p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">Compatibility Current/Future</td> </tr> <tr> <td style="text-align: center;">S / ++</td> </tr> </table>	Compatibility Current/Future	S / ++
Compatibility Current/Future			
S / ++			
<p><b>Response to Goal / Policy:</b> If approved the proposed amendment would allow for the future potential of a mixed-use office/retail and residential development. The amendment would comply with LU-3 by providing residential dwelling units to meet the future growth targets.</p>			
<p><b>POLICY LU-4.</b> <i>Encourage new residential development to achieve a substantial portion of the maximum density allowed on the net buildable acreage.</i></p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">Compatibility Current/Future</td> </tr> <tr> <td style="text-align: center;">S / ++</td> </tr> </table>	Compatibility Current/Future	S / ++
Compatibility Current/Future			
S / ++			
<p><b>Response to Goal / Policy:</b> Approval of the proposed amendment would support a future rezone of the property to Community Business (CB). This would allow for the future potential of a mixed-use development that would increase the available office/retail area currently available, while achieving the maximum residential density allowed on the net buildable acreage of the amendment site.</p>			
<p><b>POLICY LU-13.</b> <i>Reduce the regional consumption of undeveloped land by facilitating redevelopment of existing developed land when appropriate.</i></p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">Compatibility Current/Future</td> </tr> <tr> <td style="text-align: center;">S / ++</td> </tr> </table>	Compatibility Current/Future	S / ++
Compatibility Current/Future			
S / ++			
<p><b>Response to Goal / Policy:</b> The proposed amendment complies with LU-13 by helping to reduce the consumption of undeveloped / raw land within the City of Bellevue by proposing to redevelop the existing amendment site to provide for additional office/retail space and residential units.</p>			
<p><b>POLICY LU-23.</b> <i>Provide, through land use regulation, the potential for a broad range of housing choices to meet the changing needs of the community.</i></p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">Compatibility Current/Future</td> </tr> <tr> <td style="text-align: center;">S / ++</td> </tr> </table>	Compatibility Current/Future	S / ++
Compatibility Current/Future			
S / ++			
<p><b>Response to Goal / Policy:</b> As outlined within the Housing Element of the Comprehensive Plan the City of Bellevue plans to accommodate over 80 percent of their projected 20 year residential growth within the downtown area and within mixed-use developments located in commercial areas. The proposed amendment would support a future rezone to CB and would achieve Policy LU-23 by allowing for a mixed-use development within the Factoria Commercial District.</p>			
<p><b>POLICY LU-27.</b> <i>Encourage mixed residential/commercial development in all Neighborhood Business and Community Business land use districts where compatibility with nearby uses can be demonstrated.</i></p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">Compatibility Current/Future</td> </tr> <tr> <td style="text-align: center;">+ / ++</td> </tr> </table>	Compatibility Current/Future	+ / ++
Compatibility Current/Future			
+ / ++			
<p><b>Response to Goal / Policy:</b> The land-owners intent by requesting a Comprehensive Plan Land use redesignated from Professional Office (PO) to Community Business (CB), is to provide for the future potential to achieve a Higher &amp; Better Use of the amendment site by constructing a mixed-use structure that provides ground floor office/retail space and the maximum allowable residential density on the upper floors. The analysis of surrounding land uses provided above demonstrates the proposed amendments conformance with adjacent land uses and development patterns.</p>			

<b>POLICY LU-36.</b> <i>Encourage continued development of office uses in designated districts.</i>	Compatibility Current/Future
	S / ++
<b>Response to Goal / Policy:</b> It is the intent of the applicants that if approved the proposed amendment would support the future development of mixed use structures, which would provide for an increase in overall area available for office/retail use. It is also the intent of the applicants to maintain similar office/retail uses to those currently on site within the proposed mixed use structures.	
<b>POLICY HO-11.</b> <i>Encourage housing opportunities in mixed residential/commercial settings throughout the city.</i>	Compatibility Current/Future
	S / ++
<b>Response to Goal / Policy:</b> The proposed amendment would achieve Policy HO-11 by allowing for the amendment site to be redesignated from Professional Office (PO) to Commercial Business (CB), which supports the future potential of redevelopment of the site with mixed-use urban infill.	
<b>POLICY HO-13.</b> <i>Ensure that mixed-use development complements and enhances the character of the surrounding residential and commercial areas.</i>	Compatibility Current/Future
	S / ++
<b>Response to Goal / Policy:</b> As provided in the above analysis of "LUC Review Criteria 20.30I.150 (B)(2) & B(3)", the proposed amendment demonstrates its conformance with adjacent land uses and development patterns in addition to demonstrating how it would enhance and complement the future vision of the area.	
<b>Table #2 - Factoria Subarea Plan Goals &amp; Policies</b>	
<b>POLICY S-FA-2.</b> <i>Protect single-family neighborhoods from encroachment by more intense uses.</i>	Compatibility Current/Future
	++ / ++
<b>Response to Goal / Policy:</b> St. Margaret's Episcopal Church and the Newport High School respectively border the proposed amendment site to the East and West. Single-family neighborhoods do not directly border any part of the proposed amendment site.	
<b>POLICY S-FA-4.</b> <i>Encourage infill development and redevelopment in a manner that is compatible with surrounding uses and meets adopted design guidelines.</i>	Compatibility Current/Future
	++ / ++
<b>Response to Goal / Policy:</b> It is the intent of the applicant to provide for infill mixed-use development that meets all adopted design guidelines as set by the Bellevue Municipal Code. Additionally, the proposed amendment would support the implementation of the Factoria Area Transportation Study (FATS) recommended urban design strategies adapted into the Factoria Subarea Plan by constructing well-integrated mixed-use structures that would be transit-supportive and pedestrian-oriented.	
<b>POLICY S-FA-7.</b> <i>Restrict all future office expansion to districts shown on the Land Use Plan (Figure S-FA.1).</i>	Compatibility Current/Future
	++ / ++
<b>Response to Goal / Policy:</b> The proposed amendment would not expand office uses onto any other sites within the Factoria Subarea.	

<b>POLICY S-FA-11.</b> <i>Encourage mixed-use residential and commercial development within community level retail districts.</i>	Compatibility Current/Future ++ / ++
<b>Response to Goal / Policy:</b> If approved the proposed amendment would allow for the future potential of redevelopment of a mixed-use residential and commercial development along Factoria Boulevard SE (Factoria Boulevard), which is currently characterized by office, commercial, and retail development.	
<b>POLICY S-FA-14.</b> <i>Implement the Factoria Area Transportation Study (FATS) Update transportation and urban design recommendations.</i>	Compatibility Current/Future S / ++
<b>Response to Goal / Policy:</b> If approved the proposed amendment supports a future rezone of the amendment site to CB and would align all future potential development of mixed use structures with the FATS Update transportation and urban design recommendations so as to front Factoria Boulevard SE and would provide direct pedestrian connections between the sidewalk and the primary building entrance. Please see Figure #2 - Conceptual Massing Study.	

### Table #3 - Growth Management Act

<b>GMA Goal #1 - Urban Growth.</b> <i>Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.</i>	Compatibility Current/Future ++ / ++
<b>Response to Goal / Policy:</b> The proposed amendment site is located within an urban area that currently has adequate public facilities and services available to serve future tenants and owners in an efficient manner.	
<b>GMA Goal #2 - Reduce Sprawl.</b> <i>Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.</i>	Compatibility Current/Future + / ++
<b>Response to Goal / Policy:</b> The proposed amendment complies with GMA Goal #2 by helping to reduce the consumption of undeveloped/raw land within the City of Bellevue by proposing to redevelop the existing amendment site to provide for additional office/retail space and residential units.	
<b>GMA Goal #3 - Transportation.</b> <i>Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.</i>	Compatibility Current/Future S / ++
<b>Response to Goal / Policy:</b> The proposed amendment supports the Factoria Area Transportation Study (FATS) Update and its recommended transportation and urban design strategies. The proposed amendment would encourage the future potential for a well-integrated, transit supportive, pedestrian oriented, mixed-use structure that compliments the existing land uses in Factoria's commercial core.	
<b>GMA Goal #4 - Housing.</b> <i>Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.</i>	Compatibility Current/Future S / ++

<b>Response to Goal / Policy:</b> The proposed amendment would support a future rezone of the amendment property to Community Business (CB), which would achieve GMA Goal #4 by allowing a mixed-use development that would increase the available office/retail area while achieving the maximum residential density allowed on the net buildable acreage of the amendment site.	
<b>GMA Goal #5 - Economic Development.</b> <i>Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.</i>	Compatibility Current/Future  S / ++
<b>Response to Goal / Policy:</b> The proposed amendment would support a future rezone to Community Business (CB) which would achieve GMA Goal #5 by promoting the retention of existing businesses located within the site while recruiting new business by expanding the available square footage for office/retail space.	
<b>GMA Goal #10 - Environment.</b> <i>Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.</i>	Compatibility Current/Future  + / ++
<b>Response to Goal / Policy:</b> No critical areas and or environmentally sensitive areas would be adversely impacted by the proposed amendment. All future development would adhere to the City of Bellevue Development guidelines, which may enhance the sites ability to protect air quality, water quality and the availability of water.	
<b>GMA Goal #12 - Public Facilities and Services.</b> <i>Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.</i>	Compatibility Current/Future  ++ / ++
<b>Response to Goal / Policy:</b> The proposed amendment site is located within an urban area that currently has adequate public facilities and services available to serve future tenants in an efficient manner.	

<b>Table #4 - County Wide Planning Policies</b>	
<b>CWPP - Critical Areas</b>	Compatibility Current/Future  ++ / ++
<b>Response to Goal / Policy:</b> No critical areas and or environmentally sensitive areas would be adversely impacted by the proposed amendment.	
<b>CWPP - Land Use Pattern</b>	Compatibility Current/Future  S / ++
<b>Response to Goal / Policy:</b> The proposed amendment is consistent with the implementation of the desired pedestrian/ transit oriented land use pattern envisioned for the Factoria Subarea, by providing a land use designation which allows for mixed-use development.	

<b>CWPP - Transportation</b>	Compatibility Current/Future <b>S / ++</b>
<b>Response to Goal / Policy:</b> As previously mentioned the proposed amendment supports the Factoria Area Transportation Study (FATS) Update and its recommended transportation and urban design strategies. The FATS Update encourages the potential for mixed-use developments similar to the proposed amendment in order to create a well integrated, transit supportive, pedestrian oriented, mixed-use neighborhood in Factoria's commercial core.	
<b>CWPP - Community Character and Open Space</b>	Compatibility Current/Future <b>++ / ++</b>
<b>Response to Goal / Policy:</b> The proposed amendment is not anticipated to affect the implementation of regulations dealing with historic resources, urban design, human and community services, and open space lands and corridors.	
<b>CWPP - Affordable Housing</b>	Compatibility Current/Future <b>-- / S</b>
<b>Response to Goal / Policy:</b> The proposed amendment represents a future opportunity to increase the supply and variety of housing available along Factoria Boulevard SE without encroaching on existing residential areas. The FATS Update recommends mixing housing and commercial uses in the same building as a method to help reduce vehicle use. Additionally, the proposed amendment lends itself to the future potential for affordable housing.	
<b>CWPP - Contiguous and Orderly Development and Provision Of Urban Services to Such Department</b>	Compatibility Current/Future <b>++ / ++</b>
<b>Response to Goal / Policy:</b> As previously mentioned the services are available to the proposed amendment site, which is located within a developed urban area.	
<b>CWPP - Siting Public Capital Facilities of a Countywide or Statewide Nature.</b>	Compatibility Current/Future <b>NA</b>
<b>Response to Goal / Policy:</b> This policy is not applicable to the proposed amendment.	
<b>CWPP - Economic Development</b>	Compatibility Current/Future <b>S / ++</b>
<b>Response to Goal / Policy:</b> The proposed amendment would support economic development by recruiting new business through expansion of the available square footage for office/retail space.	
<b>CWPP - Regional Finance and Governance</b>	Compatibility Current/Future <b>NA</b>
<b>Response to Goal / Policy:</b> This policy is not applicable to the proposed amendment.	

**Lorge & Benis  
Comprehensive Plan  
Land Use Amendment**

**FACTORIA AREA**

Existing Comp/Zoning: PO Prof. Office  
Proposed Comp/Zoning: CB  
Community Business  
Factory Land Use District 2  
Transitional Overlay

**R.W. Thorpe  
& Associates, Inc.**

Seattle - Anchorage - Denver - Winthrop

Principals & Licensed Architects  
Environmental & Economics  
Project Management

770 10th Building  
Seattle Washington 98104

Telephone: 206.244.6239  
Fax: 206.244.6239  
E-Mail: rthorpe@rwa.com

Parcels:  
1624092070 0.27 ± ac  
4607 Factoria Blvd SE  
1624092006 0.206 ± ac  
4317 728th Ave SE

Optional Parcel (rd by city/ study):  
1624092099 0.236 ± ac  
4301 728th Ave SE  
Sponsor: King County Assessor Map  
NWMap2 NR

SEAL

**Comprehensive Plan  
Amendment Request Only  
Concept Site Plan  
Not for Permit Application**

ISSUED	REVISIONS
1 STUDY	1 STUDY

NO.	DESCRIPTION	BY	DATE
1	STUDY	JL	01/24/08

NO.	DESCRIPTION	BY	DATE
1	STUDY	JL	01/24/08

NO.	DESCRIPTION	BY	DATE
1	STUDY	JL	01/24/08

NO.	DESCRIPTION	BY	DATE
1	STUDY	JL	01/24/08

NO.	DESCRIPTION	BY	DATE
1	STUDY	JL	01/24/08

NO.	DESCRIPTION	BY	DATE
1	STUDY	JL	01/24/08

NO.	DESCRIPTION	BY	DATE
1	STUDY	JL	01/24/08

NO.	DESCRIPTION	BY	DATE
1	STUDY	JL	01/24/08

NO.	DESCRIPTION	BY	DATE
1	STUDY	JL	01/24/08

NO.	DESCRIPTION	BY	DATE
1	STUDY	JL	01/24/08

NO.	DESCRIPTION	BY	DATE
1	STUDY	JL	01/24/08

NO.	DESCRIPTION	BY	DATE
1	STUDY	JL	01/24/08

NO.	DESCRIPTION	BY	DATE
1	STUDY	JL	01/24/08



IF PARKING FOR 12 TWO BEDROOM & 6 UNITS  
16 X 16' 28' STALLS FOR RESIDENTIAL  
HOWEVER PARKING RATIO TO BE DETERMINED FROM  
SHARED PARKING MANUAL 1983

RESIDENTIAL  
ABOVE  
PROFESSIONAL OFFICE  
MAX. 18 UNITS PER  
BELLEVUE LAND USE CODE

EXISTING INGRESS/  
EGRESS EASEMENT PER  
LORGE (RECORDING  
NOS  
8108270644, 8707060821,  
8505210397, &  
7812210944)

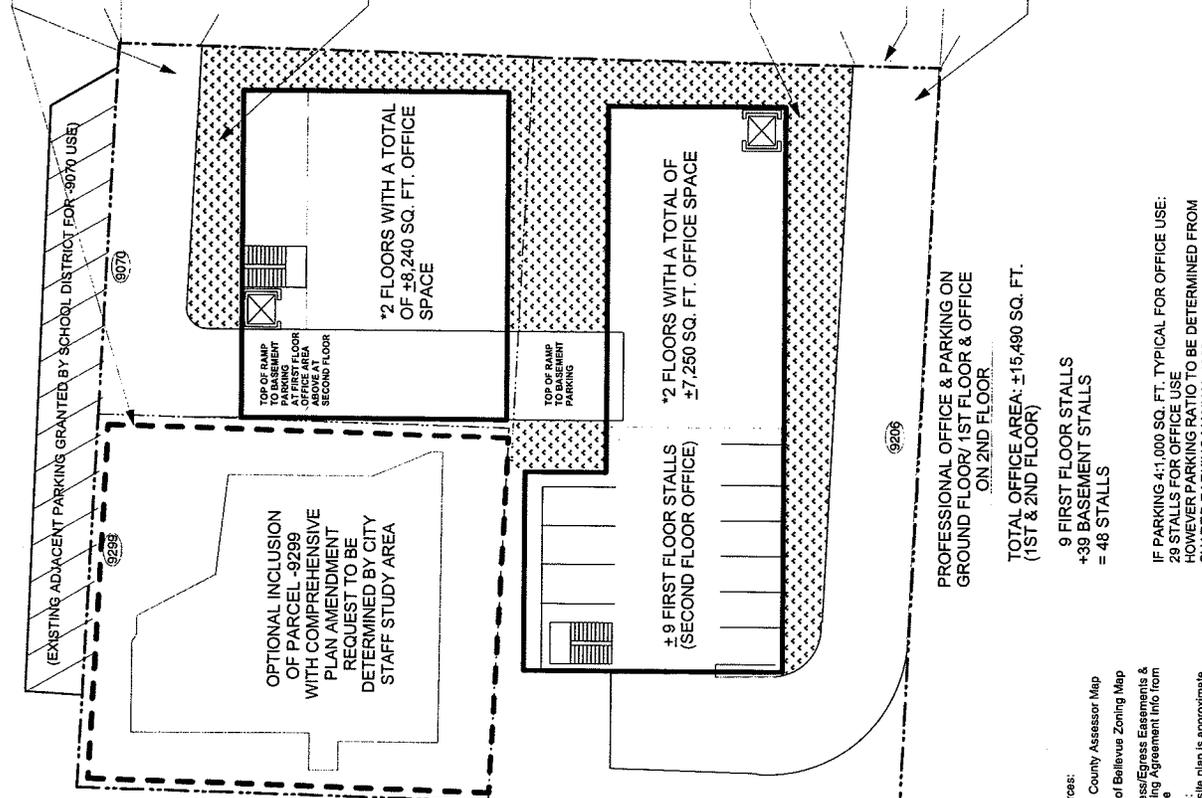
Factoria Blvd SE

TYPICAL 10'-12'  
LANDSCAPE AREA  
MAY REQUIRE VARIANCE  
OR ALTERNATIVE  
LANDSCAPE OPTION TO  
20' TRANSITION  
LANDSCAPE BUFFER

TYPICAL  
8' - 15' LANDSCAPE AREA  
MAY REQUIRE VARIANCE  
OR ALTERNATIVE  
LANDSCAPE OPTION TO  
20' TRANSITION  
LANDSCAPE BUFFER

TYPICAL  
DRIVEWAY  
CURB CUT

EXISTING INGRESS/  
EGRESS EASEMENT PER  
LORGE



OPTIONAL INCLUSION  
OF PARCEL -9299  
WITH COMPREHENSIVE  
PLAN AMENDMENT  
REQUEST TO BE  
DETERMINED BY CITY  
STAFF STUDY AREA

\*2 FLOORS WITH A TOTAL  
OF ±8,240 SQ. FT. OFFICE  
SPACE

\*2 FLOORS WITH A TOTAL OF  
±7,250 SQ. FT. OFFICE SPACE

±9 FIRST FLOOR STALLS  
(SECOND FLOOR OFFICE)

\*2 FLOORS WITH 3 UNITS/  
FLOOR  
1,200 SQ. FT.

\*2 FLOORS WITH 6 UNITS/  
FLOOR  
±800 SQ. FT.

±1,050 SQ. FT.

PROFESSIONAL OFFICE & PARKING ON  
GROUND FLOOR/ 1ST FLOOR & OFFICE  
ON 2ND FLOOR

TOTAL OFFICE AREA: ±15,490 SQ. FT.  
(1ST & 2ND FLOOR)

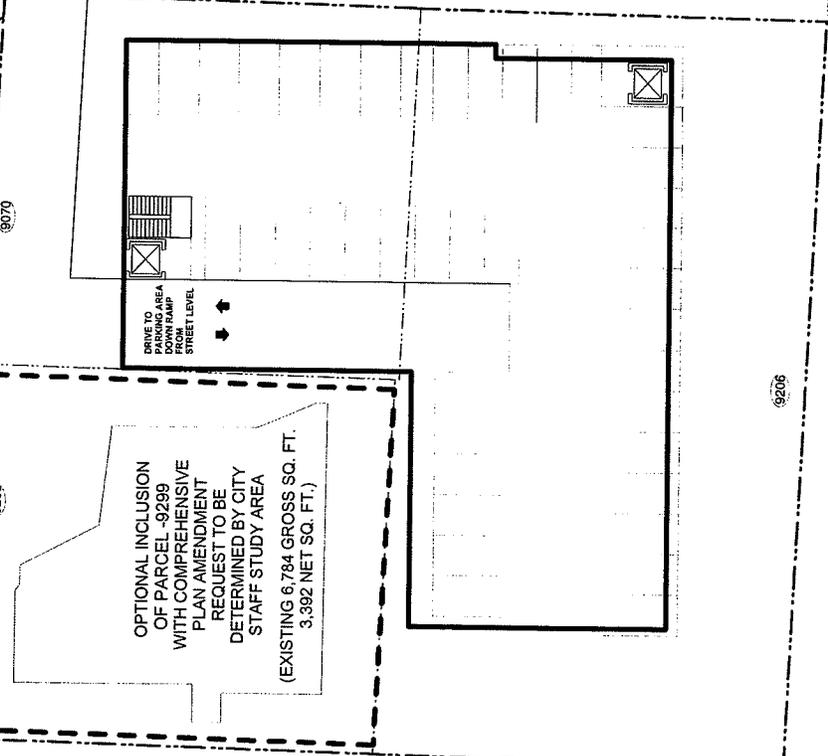
9 FIRST FLOOR STALLS  
±39 BASEMENT STALLS  
= 48 STALLS

IF PARKING 4'1,000 SQ. FT. TYPICAL FOR OFFICE USE:  
28 STALLS FOR OFFICE USE  
HOWEVER PARKING RATIO TO BE DETERMINED FROM  
SHARED PARKING MANUAL 1983

Sources:  
King County Assessor Map  
City of Bellevue Zoning Map  
Ingress/Egress Easements &  
Parking Agreement info from  
Lorge  
Note:  
The site plan is approximate  
based on the listed sources.

RECEIVED  
JAN 24 2008  
PERMITS  
STUB PROCESSING  
FIG. 2  
2 FLOORS PROFESSIONAL OFFICE  
11/2 FLOORS RESIDENTIAL ABOVE

**Single family High Density Zone: R-5**  
 (BELLEVUE SCHOOL DISTRICT PROPERTY)  
 (EXISTING ADJACENT PARKING GRANTED BY SCHOOL DISTRICT FOR 9070 USE)



± 38 SHARED PARKING STALLS

**Single family High Density Zone: R-5**

Sources:  
 King County Assessor Map  
 City of Bellevue Zoning Map  
 Egress/Egress Easements & Parking Agreement Info from Longe  
 Note:  
 This site plan is approximate based on the best records.

**Single family High Density Zone: R-5**

ST. MARGARETS EPISCOPAL CHURCH

**Request from PO Professional Office to CB Community Business**

Setbacks: Transition District 30' from property line  
 Setbacks: 20' between primary structures  
 Lot Cover: NA

Impervious Surface: 85%  
 Allowed Height: 30', 45'

may be increased by one story, but not to exceed 15 feet, if basement parking for that building occupies a minimum of 75 percent of the building footprint.

Bonuses per transition LUC20.25B.040

Max. 30 dwelling units/ acre  
 -9070= .21 acres x 30 = 6 units  
 -9206= .41 acres x 30 = 12 units

Parking: LUC 20.20.590.F shall not apply to determine min or max. parking requirements in the F2 Land Use District but by Shared Parking manual published by the Urban Land Institute (1983) averaged across the entire F2 District using an 18-hour parking demand analysis and an 85 percent practical capacity factor. The maximum number of parking spaces shall not exceed 150 percent of the min. number established pursuant to this section.  
 LUC 20.25K.020B - Director may require more parking for other than office uses.

Landscaping Buffer: 20' along street frontage or property line abutting district receiving transition 4' evergreen hedge or shrub/fence combination  
 LUC 20.20.520J - Alternative landscape may modify 10' of street frontage buffer.

**Large & Benis Comprehensive Plan Land Use Amendment**  
**FACTORIA AREA**

Existing Comp/Zoning: PO Prof. Office  
 Proposed Comp/Zoning: CB  
 Community Business  
 Factoria Land Use District 2  
 Transitional Overlay.

**R.W. Thorpe & Associates, Inc.**  
 Seattle • Anchorage • Denver • Winthrop  
 Planning Landmarks Architecture  
 Project Management

710 Hope Building  
 705 Second Avenue  
 Seattle, Washington 98104  
 Telephone: 206.454.5239  
 Fax: 206.454.6039  
 Email: planning@rwt.com

Parcels:  
 1624059070 9070 .21 ac  
 4307 Factoria Blvd SE  
 1624059206 9206 .41 ac  
 4317 128th Ave SE  
 Optional Parcel ldd by city/ study:  
 1624059289 9289 .21 ac  
 4301 128th Ave SE  
 King County Assessor Map

SEAL  
**Comprehensive Plan Amendment Request Only**  
**Concept Site Plan**  
**Not for Permit Application**

ISSUED: 1. 2009  
 PREPARED BY: J. PORTER  
 SCALE: 1" = 100'

REVISIONS:  
 1. 2009  
 1. 2009

RWTA JOB NO.:  
 SHEET TITLE:  
 CONCEPTUAL MASSING PERMITS STUDY

**RECEIVED**  
 MASSACHUSETTS PERMITS STUDY 0 2009  
 BASEMENT PROCESSING

# Legend



Property

Future Land Use:



PO: Professional Office



O: Office



OLB: Office, Limited Business



CB: Community Business



GC: General Business



P/SF-L: Park / Single Family, Low Density



PF/SF-L: Public Facility / Single Family, Low Density



SF-M: Single Family, Medium Density



PF/SF-M: Public Facility / Single Family, Medium Density



P/SF-M: Park / Single Family, Medium Density



SF-H: Single Family, High Density



MF-L: Low Density

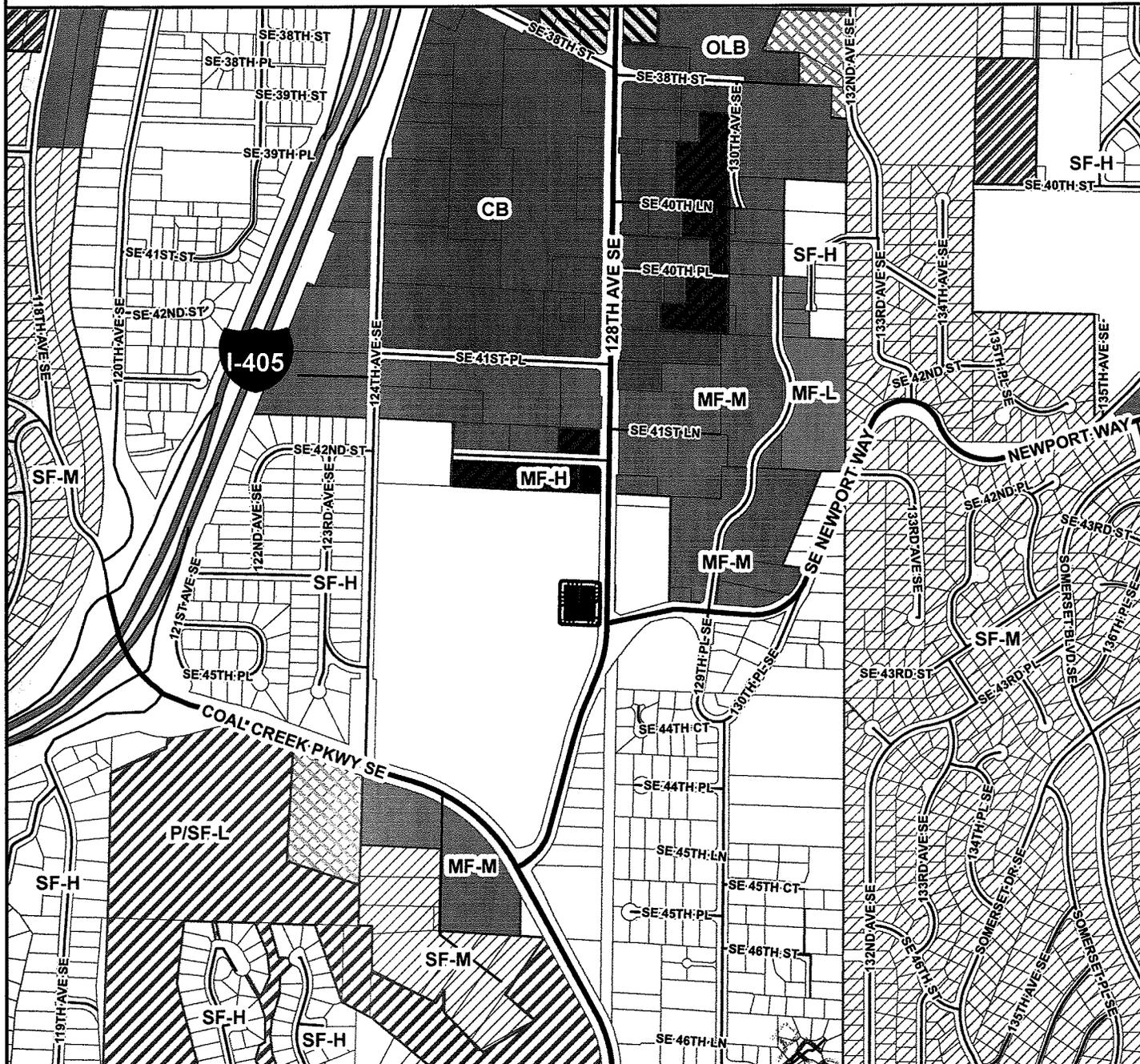


MF-M: Medium Density



MF-H: High Density

Source: King County (2007)  
City of Bellevue (2007)



dm	ckd
JH	app'd
Job	date
0712130	01/24/08

**R.W. Thorpe & Associates, Inc.**  
Seattle / Anchorage / Denver / Winthrop  
710 Hoge Building 705 2nd Avenue Seattle, WA 98104

Phone: 206.625.6239  
Fax: 206.625.0550  
E-mail: [planning@rwa.com](mailto:planning@rwa.com)  
Web: <http://www.rwa.com>

Planning  
Landscape Architecture  
Project Management  
Environmental  
Economics

FIG. 3



**LARGE PROPERTY**  
**Bellevue, WA**

**Future Land Use Map**

0 250 500 1,000 Feet

RECEIVED  
2008  
PERMIT PROCESSING

ATTACHMENT 3  
PLANNING COMMISSION MINUTES 5-14-08

CITY OF BELLEVUE  
BELLEVUE PLANNING COMMISSION  
STUDY SESSION MINUTES

May 14, 2008  
6:30 p.m.

Bellevue City Hall  
City Council Conference Room 1E-113

COMMISSIONERS PRESENT: Chair Robertson, Vice-Chair Bach, Commissioners Ferris, Lai, Mathews, Orrico, Sheffels

COMMISSIONERS ABSENT: None

STAFF PRESENT: Paul Inghram, Cheryl Kuhn, Steph Hewitt, Matthews Jackson, Nicholas Matz, Mike Kattermann, Department of Planning and Community Development; Maria Koengeter, Transportation

GUEST SPEAKERS: None

RECORDING SECRETARY: Gerry Lindsay

1. CALL TO ORDER

The meeting was called to order at 6:34 p.m. by Chair Robertson who presided.

2. ROLL CALL

Upon the call of the roll, all Commissioners were present.

3. APPROVAL OF AGENDA

The agenda was approved by consensus.

4. STAFF REPORTS

Mr. Inghram briefly reviewed the materials provided to the Commission. He reminded the Commissioners that a joint boards and commissions meeting is slated for May 15 at 6:30 p.m. on the Bel-Red topic. He said that meeting will be preceded by an open house from 4:00 p.m. to 6:30 p.m. The Bel-Red public hearing is scheduled for May 28.

Mr. Inghram reported that he was recently elected to serve as president of the AICP.

5. PUBLIC COMMENT

Mr. Chris Mooi, 2211 156<sup>th</sup> Avenue NE, extended an invitation to attend an open house for the Bel-Green project on May 20, 2008 at 2:00 p.m. and again at 7:00 p.m. at the Samena Swim Club. He provided the Commission with copies of a letter that was read into the record at the May 12, 2008 Bellevue City Council meeting. He said he is anxious to get operations under way and begin to provide a much needed source of housing for the changing population of Bellevue. There is growing community support for the project. He complimented the Commission on its

awareness of the critical issues for any business looking to do any development in the area and how the implementation strategies will affect that. He noted his desire to immediately commence the process of getting a master plan development application approved, which would mean a construction program could commence immediately upon approval of the Bel-Red plan. There are five key factors that need attention. First, the financial realities of business operations and not just speculative development should be considered in determining the contributions owners can make the city to create business opportunities. Second, the incremental increases in tax revenues from new land assessments and contributions made from business operations should be included as a source of contributions to the city. Third, within the incentive program, senior housing should be excluded from the need for contribution as affordable housing as it is by its very nature affordable housing. Fourth, the realities of the current market value for land in the various areas of the overall Bel-Red corridor should be fully understood as evaluations are done. Fifth, underground parking, which is currently excluded from the incentive program, should be recognized as an important element.

Ms. Marilyn Stevens, 17213 NE 14<sup>th</sup> Street, spoke in regard to the property at 17217 NE 14<sup>th</sup> Street. She said the neighboring house has been empty for ten years. It is not maintained. Neighbors have called the city seeking help in getting the litter cleaned up and the grass mowed. The city has been very accommodating and has communicated directly with the property owner, who always says steps are being taken to get the place ready to sell or rent, but who never does anything. She shared with the Commissioners photos of the property, which has outbuildings that are ready to fall down. The property presents a danger to the neighborhood and is also a blight on the neighborhood. There is a referendum on the King County books under which any home that has been vacant for two years and is a blight to the neighborhood can be taken by the city. The Neighborhood Enhancement Program in Bellevue is commendable and addresses just such situations.

6. COMMUNICATIONS FROM CITY COUNCIL, COMMUNITY COUNCILS, BOARDS AND COMMISSIONS – None
7. REPORTS FROM COMMISSIONERS
8. PUBLIC HEARING
  - A. 2008 Comprehensive Plan Amendments
    1. Newport Professional Buildings CPA 08-103679 AC

Motion to open the public hearing was made by Commissioner Orrico. Second was by Commissioner Sheffels and the motion carried unanimously.

Senior Planner Nicholas Matz noted that staff was seeking from the Commission a recommendation regarding Threshold Review and the expansion of geographic scope for the first six of the ten 2008 applications for Comprehensive Plan amendments. The balance of the amendments will be before the Commission for public hearing on June 11, 2008.

Mr. Matz said Newport Profession Buildings is a cluster of small professional offices located in Factoria at 4307 and 4317 Factoria Boulevard SE. The privately initiated application proposes to amend the map designation for the sites from Professional Office (PO) to Community Business (CB). The staff recommendation is to not advance the proposal out of Threshold Review. It was noted, however, that should the Commission choose to advance the proposal, staff would recommend including the third office building in the northwest corner of the area within the expansion of the geographic scope.

The reason for the staff report recommendation, said Mr. Matz, is that a context of significantly changed conditions cannot be deemed to exist in Factoria simply because recent Comprehensive Plan amendment proposals such as St. Margaret's and SRO Factoria have been justified on the basis of redevelopment potential. While the subject site may be ripe for redevelopment, the Comprehensive Plan does not need to be amended in order to create opportunity for such redevelopment, especially since the Factoria Subarea Plan clearly delineates the extent of where such commercial redevelopment efforts should occur. The applicant has argued that the site should be able to avail itself of the same opportunities represented by other Factoria redevelopment, but the examples cited stand apart from the application because they respond to clearly identified changed conditions based on the Subarea Plan.

Mr. Matz said no written public comments on the proposal have been received, but there have been inquiries made by tenants in the subject buildings.

Mr. Robert Thorpe, with RW Thorpe and Associates, 705 2nd Street Avenue, Seattle, said his firm helped to prepare the Comprehensive Plan amendment application for the Newport Professional Buildings. He called attention to maps 10 and 31 and pointed out that the zoning across the street should be shown as multifamily high density on the Episcopal church site. Of the 19 applicable policies in the application, 17 of them are highly compatible with the Comprehensive Plan; the application also meets the King County policies and the Growth Management Act. A reasonable argument can be made that the criteria have been met. There is a change in circumstances with the Episcopal church, with the theater decisions, and with the transit plan. The property owner also has an aging office building that he wants to redevelopment with mixed use retail/housing; he is willing to agree to a similar affordable housing requirement that the Episcopal church receives. There are not many retail or Professional Office (PO) opportunities in the corridor. The request is reasonable, has merit, and should be moved forward in the process.

Mr. John Lorge, 4307 Factoria Boulevard SE, spoke as owner of the subject properties. He said the proposal would result in increased housing near the high school, and would improve the area. The older building needs to be renovated. Under the current PO designation, a proper renovation cannot be economically done. He said he has had a number of professionals seeking space in his buildings because they do not want to be in a highrise structure, but the fact is there is no more room in the existing buildings. The proposal represents a very positive move forward.

Commissioner Sheffels asked why the buildings cannot be renovated under the PO designation. Mr. Lorge said there are limitations based on the parameters set by the city. The cost of putting

underground parking under a two-story structure would be prohibitive. Commercial Business (CB) would allow for a much larger platform for building.

Mr. (not identified) explained that the land has increased in value to the point that rebuilding a limited structure will not yield a proper economic return. The current zoning creates almost a dead hand for redevelopment.

Commissioner Sheffels asked if after the proposed redevelopment there would be any professional offices on the site, only retail and housing. Mr. Lorge said there would continue to be professional offices there.

Motion to close the public hearing was made by Commissioner Orrico. Second was by Commissioner Sheffels and the motion carried unanimously.

## 2. Sambica CPA 08-103705 AC

Motion to open the public hearing was made by Commissioner Bach. Second was by Commissioner Ferris and the motion carried unanimously.

Mr. Matz said the privately initiated proposal seeks to amend the map designation for the 6.5-acre site from Single Family-High, Neighborhood Business and Multifamily-Medium to the most appropriate designation for current and future uses. He said the Sambica proposal stands out in Threshold Review because the staff recommendation to include it in the annual work program for Comprehensive Plan amendments is based on finding a most appropriate solution which has not yet been identified. Staff believes the application will have merit and that a most appropriate designation can be found. Staff is not recommending any expansion to the geographic scope, limiting the proposal to the property owned or shared by Sambica.

The purpose of amending the Comprehensive Plan would be to assure predictability for the long-term use and the neighborhood by identifying a Sambica master plan effort within the context of the Comprehensive Plan. Staff believes there is a mutual goal in resolving the Sambica mix of existing Comprehensive Plan designations, consistent land use policies, conforming and nonconforming land uses, existing property lines, existing zoning districts, and potential zoning uses.

With regard to significantly changed conditions, Mr. Matz said the Comprehensive Plan must function to assure stability for a long-term uses like Sambica and for the surrounding, long-established neighborhood. Policy consistency is found in the 2001 Newcastle Subarea policies adopted to create a framework for the anticipated discussion; the policies are precursors to the amendment work being proposed.

Mr. Matz noted that all of the written public comments received to date were included in the Commission desk packets. The comments run the gamut from retaining existing uses, how intense any new proposed uses might be, and concerns about any future use of the site if Sambica were out of the picture.

staff. The Chevy Chase community is opposed to the Lee proposal. Many who live in the neighborhood work for Microsoft; some work at home part of the time while others commute to the corporate campus. Accommodations for that have been made through the home occupation requirements. The proposal does not meet any of the criteria for the Comprehensive Plan amendment process. The site could be redeveloped for housing, even up to R-7.5 in a clustered format.

Motion to close the public hearing was made by Commissioner Mathews. Second was by Commissioner Ferris and the motion carried unanimously.

5. Wilburton Village Mixed Use Development CPAs  
08-103709 AC and 08-103710 AC

Motion to open the public hearing was made by Commissioner Bach. Second was by Commissioner Sheffels and the motion carried unanimously.

Mr. Inghram said the proposal involves two Comprehensive Plan amendment requests. The first involves an amendment that would establish an overlay district, and the second would establish some additional policies covering the area. The subject property is located between 116<sup>th</sup> Avenue NE and 120<sup>th</sup> Avenue NE to the south of NE 8th Street; it includes most of the properties along auto row as well as the site on which Best Buy is situated.

Mr. Inghram said the recommendation of staff is not to move the amendments forward. While the concepts are very interesting, the criteria of significantly changed conditions is not met. There is also a question of resources and what it would mean to follow through with the proposal and just how it would be implemented.

Mr. Jack McCullough spoke on behalf of the applicant. He said when the work was completed on the Wilburton Comprehensive Plan amendment in the fall of 2007 there was the collective feeling that good progress had been made but that there was still work to be done. At that time the focus was on the east side of the tracks and making NE 4th Street a reality. It was made clear that the property owner would be back with additional ideas. The proposed amendments were filed early in 2008 as a vehicle for moving forward. The fact is, concepts for the area are still being developed; headway is being made with regard to the west side of the tracks, and that will continue to be the focus now that NE 4th Street will be made a reality. He said he applicant will be withdrawing the proposed amendments and refile them in the future. He promised to keep the Commission updated as planning for the area continues.

Motion to close the public hearing was made by Commissioner Bach. Second was by Commissioner Orrico and the motion carried unanimously.

9. STUDY SESSION

A. 2008 Comprehensive Plan Amendments

1. Newport Professional Buildings CPA 08-103679 AC

Commissioner Orrico asked staff to comment on the statement of the applicant that the current PO designation does not allow for proper renovation of the site. Mr. Inghram said the reference likely was in regard to the fact that PO does not allow much more than two stories; it does not allow for a very tall building. The argument by the applicant is that in order to be able to do underbuilding parking, one would need something other than PO. CB allows for up to 60 feet with underbuilding parking.

From the audience, Mr. ((not identified)) said PO has a large number of side, front and back setbacks; CB has fewer constraints of that sort, allowing buildings to take up a larger percentage of a lot.

Answering a question asked by Commissioner Orrico, Mr. Matz said the argument of the applicant is that because other redevelopment actions have occurred in the Factoria area, the proposed site should be able to take advantage of the idea of generalized redevelopment.

Chair Robertson pointed out that in 2007 when St. Margaret's church applied for an amendment to Community Business (CB) the staff opposed a commercial designation. In the end, St. Margaret's sought and received a Multifamily-High (MF-M) designation, which will allow them to put the affordable housing units they want on the site.

Chair Robertson said she did not see significantly changed conditions. She commented that the subject property was reviewed in a previous Comprehensive Plan amendment action in 1996. Consideration was given at that time to an Office (O) designation, but the Planning Commission concluded that Professional Office (PO) remained appropriate.

Motion not to consider further the Newport Professional Building Comprehensive Plan amendment for the 2008 annual Comprehensive Plan amendment process, and to recommend in favor of geographic scoping, was made by Commissioner Orrico. Second was by Commissioner Bach and the motion carried unanimously.

2. Sambica CPA 08-103705 AC

Motion to accept the staff recommendation to move forward with the Sambica application, and to not expand the geographic scope, was made by Commissioner Sheffels. Second was by Commissioner Orrico and the motion carried unanimously.

3. Oh CPA 08-103739 AC

Commissioner Orrico asked when the current Comprehensive Plan designations for the Oh property and the surrounding properties were adopted, and why the Oh property was included with the single family rather than multifamily. Mr. Matz said the homes in the area date to just before the incorporation of the city. He speculated that the creation of density "layers" was done very deliberately and was not associated with geography or street grids. The focus was on

ATTACHMENT 4  
KINOSHITA



Application for  
**COMPREHENSIVE PLAN AMENDMENT**

APPLICATION DATE: FOR CPA YEAR: 20 <u>2/2/09</u>	TECH INITIALS <u>Ob</u>	PROJECT FILE # <u>09-104700AC</u>
---	-------------------------	-----------------------------------

1. Project name \_\_\_\_\_
2. Applicant name Ron Kinoshita Agent name \_\_\_\_\_
3. Applicant address 1429 Bellevue Way SE
4. Applicant telephone (425) 241-3601 fax ( ) \_\_\_\_\_ e-mail rkinosh@earthlink.net
5. Agent telephone ( ) \_\_\_\_\_ fax ( ) \_\_\_\_\_ e-mail \_\_\_\_\_

This is a proposal to initiate a site-specific Comprehensive Plan Amendment  (Go to **Block 1**)  
 This is a proposal to initiate a non site-specific Comprehensive Plan Amendment  (Go to **Block 2**)

**BLOCK 1**

Property address and/or 10-digit King County parcel number 052405-9081-05  
052405-9237-08  
 Proposed amendment to change the map designation from existing SF-H to proposed MF-M  
 Site area (in acres or square feet) 24,708 square feet ±  
 Subarea name Pattersons Addition  
 Last date the Comprehensive Plan designation was considered 1/1/1996  
 Current land use district (zoning) R-4 Single Family  
 Is this a concurrent rezone application?  Yes  No Proposed land use district designation \_\_\_\_\_

Go to **BLOCK 3**

Community Council: N/A  East Bellevue

**BLOCK 2**

Proposed amendment language. This can be either conceptual or specific amendatory language; but please be as specific as possible so that your proposal can be adequately evaluated. If specific wording changes are proposed, this should be shown in ~~strike-out~~/underline format. Attach additional pages as needed.

NA

Reference Element of the Comprehensive Plan (e.g., Land Use, Transportation, Housing, Capital Facilities):

Last date the Comprehensive Plan policy or text was considered    /   /   .

Go to **BLOCK 3**



**BLOCK 3**

Support for the proposed amendment. Explain the need for the amendment—why is it being proposed? Describe how the amendment is consistent with the vision of the Comprehensive Plan. Include any data, research, or reasoning that supports the proposed amendment. Attach additional pages as needed.

*See attachment*

Go to **BLOCK 4**

**BLOCK 4a**

Evaluating the proposed amendment. Explain how the proposed amendment is consistent with the Threshold Review Decision Criteria in LUC Section 20.30I.140 (see Submittal Requirements Bulletin #53). Attach additional pages as needed.

*See attachment*

**BLOCK 4b complete this section only for a site-specific concurrent rezone**

Evaluating the proposed concurrent rezone. Explain how the proposed rezone would be reviewed under Rezone Decision Criteria in Land Use Code Section 20.30A.140. Attach additional pages as needed.

*N/A*

I have read the Comprehensive Plan and Procedures Guide

**NOTICE OF COMPLETENESS:** Your application is considered complete 29 days after submittal, unless otherwise notified.

Signature of applicant *Donald A. Lindhite* Date 01/30/2009

*I certify that I am the owner or owner's authorized agent. If acting as an authorized agent, I further certify that I am authorized to act as the Owner's agent regarding the property at the above-referenced address for the purpose of filing applications for decisions, permits, or review under the Land Use Code and other applicable Bellevue City Codes and I have full power and authority to perform on behalf of the Owner all acts required to enable the City to process and review such applications.*

*I certify that the information on this application is true and correct and that the applicable requirements of the City of Bellevue, RCW, and the State Environmental Policy Act (SEPA) will be met.*

Signature \_\_\_\_\_ Date \_\_\_\_\_  
(Owner or Owner's Agent)

## Application for Comprehensive Plan Amendment

### Block 3

Support for the proposed amendment. Explain the need for the amendment-why is it being proposed? Describe how the amendment is consistent with the vision of the Comprehensive Plan. Include any data, research, or reasoning that supports the proposed amendment.

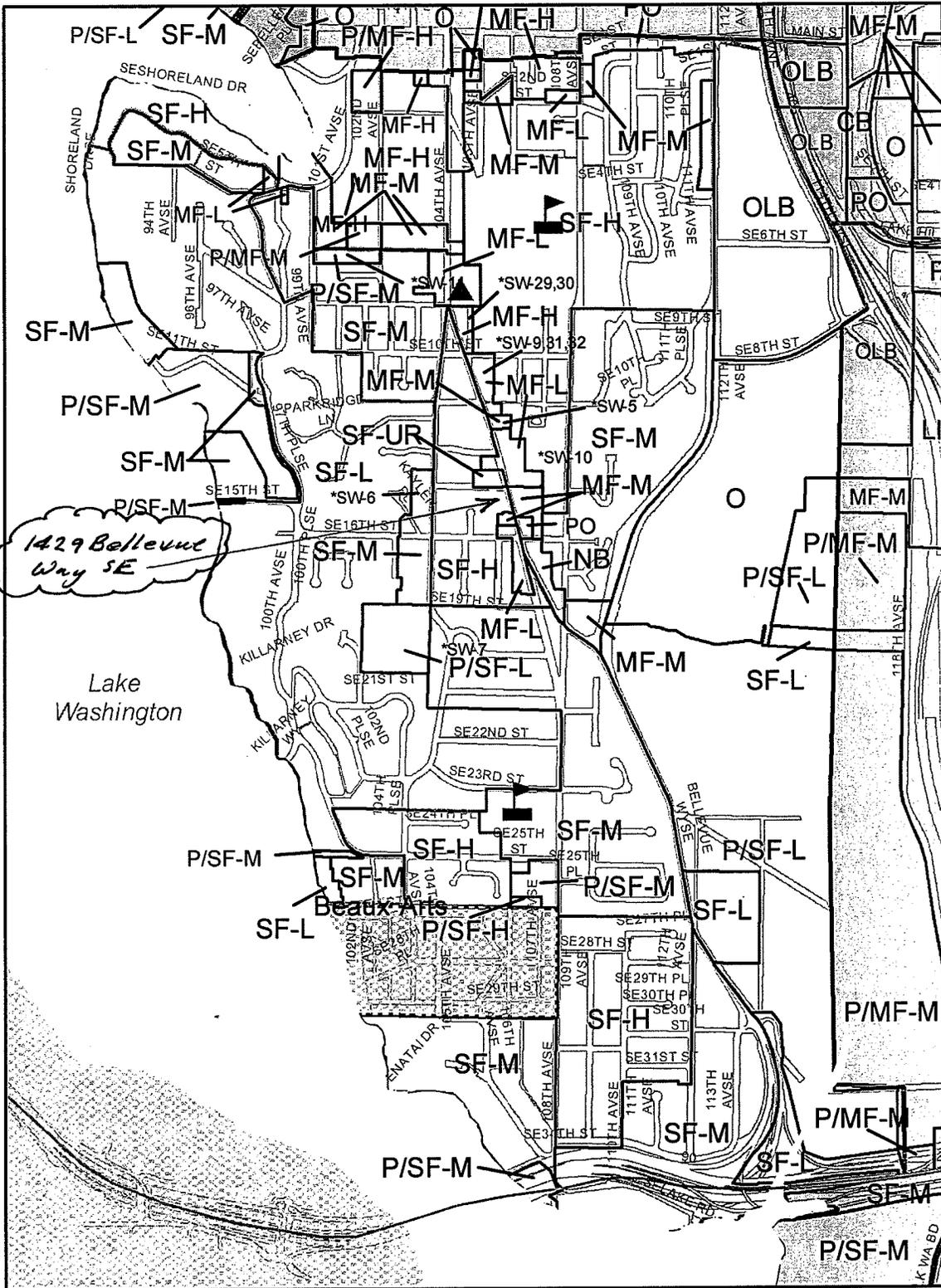
Our property at 1429 Bellevue Way SE is zoned ST-H. This property has a conditional use permit to operate Jack & Jill Day & Pre-School, Inc. We recommend a change in the comprehensive plan for this property to be MF-M. We also own the adjacent property at 1435 Bellevue Way SE that is already zoned MF-M since the 1970's. We have been operating the day care and pre-school since 1974. We want to be consistent with the comprehensive plan because the lots at the NW corner of Bellevue Way SE/SE16th St are zone multi-family. Just recently, the NW corner of Bellevue Way SE/SE 14<sup>th</sup> St. lots were rezoned multi-family. We have seen the changed of the City of Bellevue and especially along Bellevue Way SE moving from single family to multi-family. Therefore, we are submitting this application to amend the comprehensive plan in order to maintain the consistency of the surrounding area.

### Block 4a

Evaluating the proposed amendment. Explain how the proposed amendment is consistent with Threshold Review Decision Criteria in LUC Section 20.301.140 (see Submittal Requirements bulleting #53).

Our proposal addresses a significantly changed condition since the last time the pertinent Comprehensive Plan map was amended. As stated in Block 3, "Our property at 1429 Bellevue Way SE is zoned ST-H. This property has a conditional use permit to operate Jack & Jill Day & Pre-School, Inc. We recommend a change in the comprehensive plan for this property to be MF-M. We also own the adjacent property at 1435 Bellevue Way SE that is already zoned MF-M since the 1970's. We have been operating the day care and pre-school since 1974. We want to be consistent with the comprehensive plan because the lots at the NW corner of Bellevue Way SE/SE16th St are zone multi-family. Just recently, the NW corner of Bellevue Way SE/SE 14<sup>th</sup> St. lots were rezoned multi-family. We have seen the change of the City of Bellevue and especially along Bellevue Way SE moving from single family to multi-family. Therefore, we are submitting this application to amend the comprehensive plan in order to maintain the consistency of the surrounding area".

This proposal amendment is consistent with current general policies in the Comprehensive Plan for site-specific amendment proposals as stated above. We recommend that our two adjacent properties be zoned the same (MF-M) that is consistent with policy implementation in the Countywide Planning Policies, the Growth Management Act, other state or federal law, and the Washington Administrative Code; and the State Law.



1429 Bellevue Way SE

FIGURE S-SW.1

Southwest Bellevue Land Use Plan

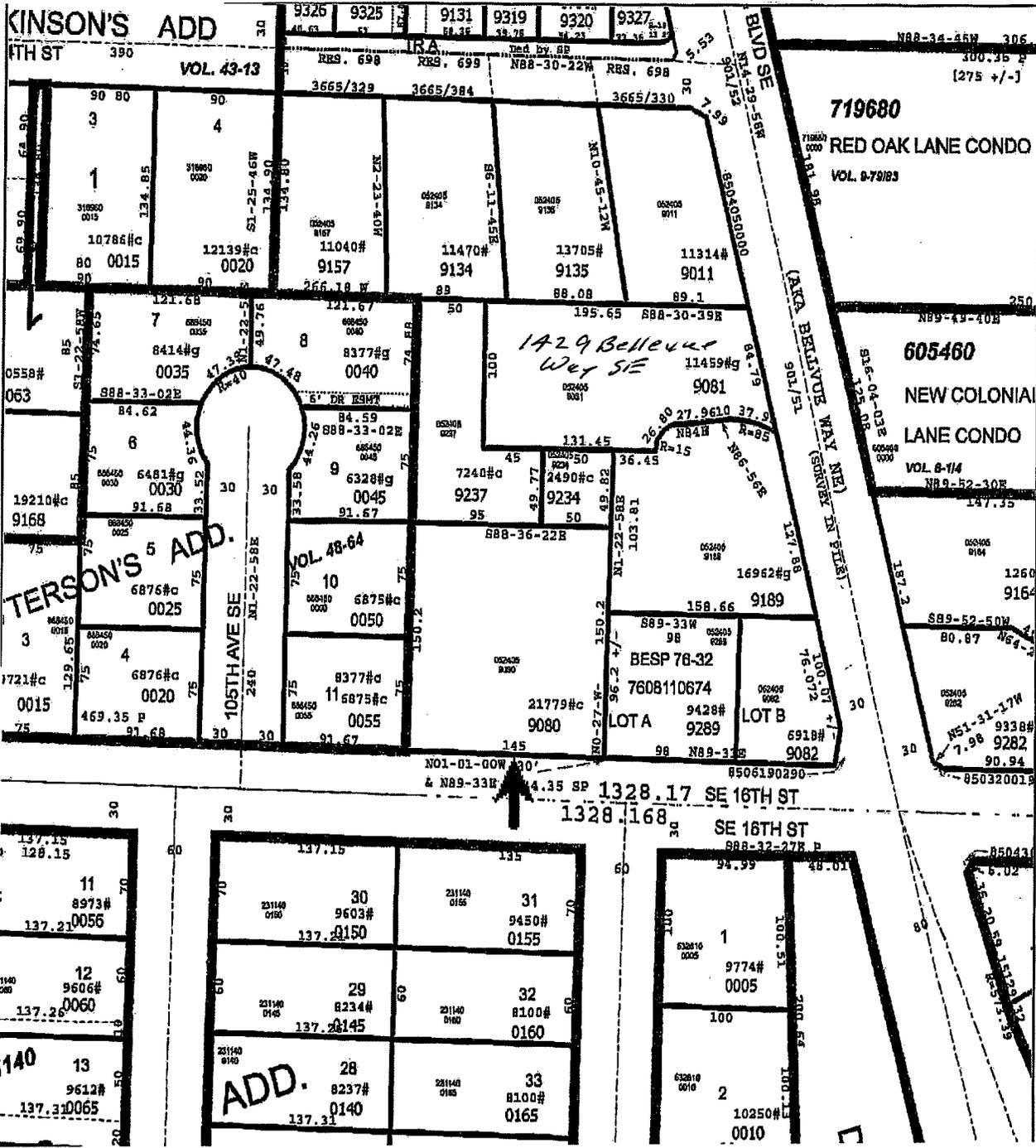
- \* See Ord 5487
- SF Single Family
- MF Multi Family
- L Low Density
- M Medium Density
- H High Density
- UR Urban Residential

- PO Professional Office
- O Office
- OLB Office, Limited Business
- OLB-OS Office, Open Space
- NB Neighborhood Business
- CB Community Business

- GC General Commercial
- LI Light Industrial
- PF Public Facility
- P Park

N

- Fire Stations
- Public Schools
- Planning Districts
- Bellevue City Limits (6/2005)
- Lakes



**KINSON'S ADD**

**TERSON'S 5 ADD.**

**ADD.**

*1429 Bellevue  
Way SE*

**719680**  
**RED OAK LANE CONDO**  
VOL. 9-79/83

**605460**  
**NEW COLONIAL  
LANE CONDO**  
VOL. 6-7/4

**BESP 78-32**  
**7608110674**

**VOL. 43-13**

**VOL. 48-64**

11  
8973#  
0055

12  
9606#  
0060

13  
9612#  
0065

30  
9603#  
0150

29  
8234#  
0145

28  
8237#  
0140

31  
9450#  
0155

32  
8100#  
0160

33  
8100#  
0165

1  
9774#  
0005

2  
10250#  
0010

**SE 16TH ST**

**17TH ST**

**BLVD SE**

**1429 BELLEVUE WAY SE**

**N88-34-45W 306**

**N89-49-40E**

**S89-52-50W**

**N89-30-22E**

**N89-45-12W**

**S88-30-39E**

**N84-29-58E**

**N88-33-02E**

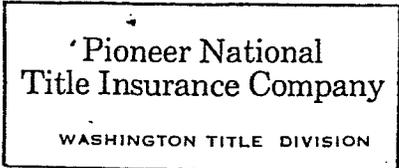
**N89-33-02E**

**S88-32-27E**

**N89-33-02E**

1429 Bellevue Way SE

A-1964



REAL ESTATE CONTRACT

THIS CONTRACT, made and entered into this 5th day of April, 1974

between WILLIAM L. BLANCHARD and BARBARA S. BLANCHARD, his wife

hereinafter called the "seller," and RONALD H. KINOSHITA and SUSAN KINOSHITA, his wife

hereinafter called the "purchaser,"

WITNESSETH: That the seller agrees to sell to the purchaser and the purchaser agrees to purchase from the seller the following described real estate, with the appurtenances, in King County, State of Washington:

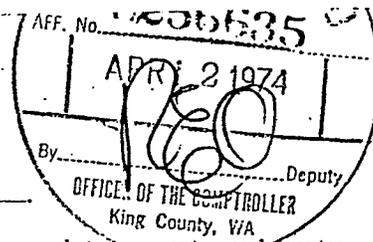
As per attached description, by this reference made a part hereof:

SUBJECT to an existing Deed of Trust recorded under Auditor's No. 6678638 which Seller herein agrees to continue to pay according to its own terms and conditions and to have satisfied at or prior to time contract herein is fully paid.

SUBJECT to easements recorded under Auditor's Nos. 4152068, 3270223 and 4633036.

PORTION OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PATTERSON'S ADDITION, ACCORDING TO THE PLAT RECORDED IN VOLUME 48 OF PLATS, PAGE 64, IN KING COUNTY, WASHINGTON; THENCE SOUTH 1°22'58" WEST ALONG THE EAST LINE OF SAID ADDITION 149.69 FEET; THENCE SOUTH 88°33'02" EAST 95 FEET; THENCE NORTH 1°22'58" EAST 49.77 FEET; THENCE SOUTH 88°36'22" EAST 86.45 FEET, TO INTERSECTION WITH A CURVE TO THE RIGHT WITH RADIUS OF 15 FEET, THE CENTER OF WHICH BEARS NORTH 72°21'21" EAST FROM SAID POINT OF INTERSECTION; THENCE NORTHEASTERLY ALONG SAID CURVE 26.80 FEET; THENCE ALONG A TANGENT TO SAID CURVE NORTH 84°44'33" EAST 27.96 FEET; THENCE NORTH 86°50' EAST 10 FEET; THENCE ALONG CURVE TO THE RIGHT WITH RADIUS OF 85 FEET A DISTANCE OF 37.91 FEET TO THE WESTERLY LINE OF LAKE WASHINGTON BOULEVARD; THENCE NORTHWESTERLY ALONG SAID WESTERLY LINE TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 88°36'22" WEST TO POINT OF BEGINNING.



As referred to in this contract, "date of closing" shall be April 5, 1974

- (1) The purchaser assumes and agrees to pay before delinquency all taxes and assessments that may as between grantor and grantee hereafter become a lien on said real estate; and if by the terms of this contract the purchaser has assumed payment of any mortgage, contract or other encumbrance, or has assumed payment of or agreed to purchase subject to, any taxes or assessments now a lien on said real estate, the purchaser agrees to pay the same before delinquency.
(2) The purchaser agrees, until the purchase price is fully paid, to keep the buildings now and hereafter placed on said real estate insured to the actual cash value thereof against loss or damage by both fire and windstorm in a company acceptable to the seller and for the seller's benefit, as his interest may appear, and to pay all premiums therefor and to deliver all policies and renewals thereof to the seller.
(3) The purchaser agrees that full inspection of said real estate has been made and that neither the seller nor his assigns shall be held to any covenant respecting the condition of any improvements thereon nor shall the purchaser or seller or the assigns of either be held to

1435 Bellevue Way SE

PARCEL A

That portion of the South half of the South half of the Southeast quarter of the Northwest quarter of Section 5, Township 24 North, Range 5 East W.M., in King County, Washington, described as follows:

8005230474

Beginning at the intersection of a line which is 100.00 feet South of and parallel to the North line of said subdivision with the East line of PATTERSON'S ADDITION, according to the plat thereof recorded in Volume 48 of Plats, page 64, records of King County, Washington; thence South 88 deg. 36 min. 22 sec. East, along said parallel line 145.00 feet to the true point of beginning; thence continuing South 88 deg. 36 min. 22 sec. East 36.45 feet to an intersection with a curve to the right having a radius of 15 feet to the center of which curve bears North 72 deg. 21 min. 21 sec. East from said point of intersection; thence Northeasterly along said curve to the right 26.80 feet; thence along a line tangent to said curve North 84 deg. 44 min. 33 sec. East 27.96 feet; thence North 86 deg. 50 min. 00 sec. East 10.00 feet; thence along a curve to the right having a radius of 85 feet a distance of 87.91 feet to an intersection with the Westerly line of Lake Washington Boulevard; thence South 14 deg. 29 min. 41 sec. East along said Westerly line 127.28 feet to a point which is North 14 deg. 29 min. 41 sec. West 100.07 feet from the intersection of said Westerly line with the North line of S.E. 16th Street as now located and established; thence North 88 deg. 33 min. 02 sec. West parallel to the North line of said S.E. 16th Street, 158.66 feet to the East line of that certain tract of land described in that instrument recorded in Volume 2122 of Deeds, page 9, under Recording No. 3302139; thence North 1 deg. 22 min. 58 sec. East along the East line of said tract and the same produced Northerly, 103.81 feet to the true point of beginning;

TOGETHER WITH an easement for ingress to and egress from said above described tract over and across the following described portion of the South half of the South half of the Southeast quarter of the Northwest quarter of said Section:

Beginning at a point on a line which is 100.00 feet South of and parallel to the North line of said subdivision, said point being South 88 deg. 36 min. 22 sec. East measured along said parallel line 181.45 feet from the East line of said PATTERSON'S ADDITION;

8005230474

thence Northerly along a curve to the right having a radius of 15 feet the center of which curve bears North 72 deg. 21 min. 21 sec. East from said point of beginning, a distance of 26.80 feet;  
thence along a line tangent to said curve North 84 deg. 44 min. 33 sec. East 27.96 feet;  
thence North 86 deg. 50 min. 00 sec. East 10.00 feet;  
thence along a curve to the right having a radius of 85 feet, a distance of 87.91 feet to an intersection with the Westerly line of Lake Washington Boulevard;  
thence North 14 deg. 29 min. 41 sec. West along said Westerly line 25.07 feet to an intersection with a curve having a radius of 45 feet to the center of which curve bears North 28 deg. 20 min. 36 sec. West from said point of intersection;  
thence Westerly along said curve to the right a distance of 19.77 feet;  
thence along a line tangent to said curve, South 86 deg. 50 min. 00 sec. West 50.00 feet;  
thence along a curve to the left having a radius of 28 feet a distance of 46.67 feet to a point on said line which is 100.00 feet South of and parallel to the North line of said South half of the South half of the Southeast quarter of the Northwest quarter of said Section;  
thence South 88 deg. 36 min. 22 sec. East along said parallel line 13.39 feet to the point of beginning.

PARCEL B

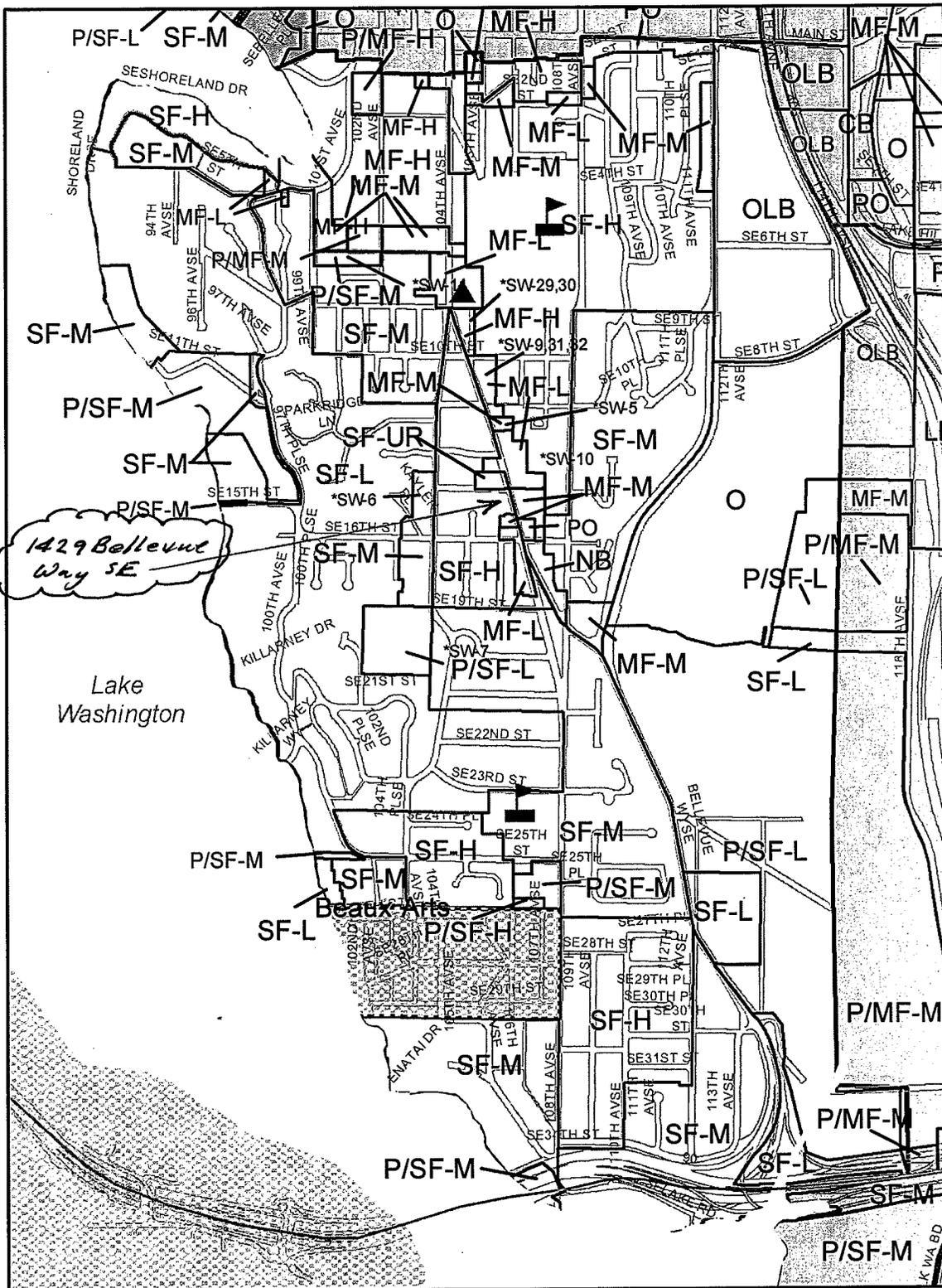
That portion of the South half of the South half of the Southeast quarter of the Northwest quarter of Section 5, Township 24 North, Range 5 East W.M., in King County, Washington, described as follows:

Beginning on a point on a line 95.00 feet East of and parallel to the East line of PATTERSON'S ADDITION, according to the plat thereof recorded in Volume 48 of Plats, page 64, records of King County, Washington, said point being 100.00 feet South of, measured along said parallel line, the North line of the South half of the South half of the Southeast quarter of the Northwest quarter of said Section;  
thence South 1 deg. 22 min. 58 sec. West parallel to the East line of said PATTERSON'S ADDITION, 49.77 feet to the North line of that certain tract of land described in that instrument recorded in Volume 2122 of Deeds, page 9, records of King County, Washington, under Recording No. 3302139;  
thence South 88 deg. 33 min. 02 sec. East along the North line of said Tract, 50.00 feet to the Northeast corner thereof;

thence North 1 deg. 22 min. 58 sec. East along a line which is a production Northerly of the East line of said Tract, 49.82 feet to a point on a line which is 100.00 feet South of and parallel to the North line of the South half of the South half of the Southeast quarter of the Northwest quarter of said Section;  
thence North 88 deg. 36 min. 22 sec. West along said parallel line, 50.00 feet to the point of beginning.

Both situate in the City of Bellevue, County of King, State of Washington.

8005230474



**FIGURE S-SW.1**  
**Southwest Bellevue Land Use Plan**

- \* See Ord 5487
- SF Single Family
  - MF Multi Family
  - L Low Density
  - M Medium Density
  - H High Density
  - UR Urban Residential

- PO Professional Office
- O Office
- OLB Office, Limited Business
- OLB-OS Office, Open Space
- NB Neighborhood Business
- CB Community Business

- GC General Commercial
- LI Light Industrial
- PF Public Facility
- P Park

N

-  Fire Stations
-  Public Schools
-  Planning Districts
-  Bellevue City Limits (6/2005)
-  Lakes