2016 Annual Threshold Review CPA Recommendation
and Consideration of Geographic Scoping
Site-Specific Amendment

Newport Hills Comprehensive Plan

Staff recommendation: Include the Newport Hills Comprehensive Plan CPA proposal in the 2016 annual CPA work program. If included, **do not expand** the geographic scope of the proposal.

Application Number: 16-123752 AC
Subarea: Newport Hills
Original Addresses: 5600 119th Ave SE
Applicant(s): Newport Hills Village LLC

PROPOSAL

This is the Threshold Review stage of the annual Comprehensive Plan amendment (CPA) process. The purpose of Threshold Review is to determine whether a proposed amendment should be considered in the Comprehensive Plan amendment work program for Final Review.

The Comprehensive Plan Amendment process has two phases: Threshold Review—to determine whether a proposed amendment should be considered in the Comprehensive Plan amendment work program for Final Review; and Final Review, where the merits of an application are considered. Both phases use Land Use Code decision criteria for review.

This privately-initiated application would amend the map designation on the eastern approximately 4.6 acres (78%) of this 5.9-acre site from Neighborhood Business (NB) to Multifamily-High (MF-H). The remaining site area would retain its NB designation along 119th Ave SE. The site is currently developed with retail and business uses in one larger building and three smaller buildings. There is a concurrent rezone application. See Attachment 1.

The applicant has stated that the change would enable redevelopment of the site into a mixed use, residential and retail complex. Their application states that "this is a unique opportunity for the City to allow for sensitive redevelopment of a neighborhood mixed use retail center that is consistent with the surrounding neighborhood."

STAFF RECOMMENDATION

Staff recommends including this Comprehensive Plan amendment application in the 2016 work program and not expanding the geographic scope.

The proposed amendment addresses significantly changed conditions on the subject property or its surrounding area. These significantly changed conditions include changing market patterns for neighborhood retail uses, challenging economic conditions that neighborhood centers have experienced citywide, and greatly increased competition from nearby retail centers in Factoria and Newcastle.

The proposed amendment addresses issues identified in the Land Use Element for aging commercial areas and neighborhood commercial centers, and consideration of the proposal is not inconsistent with current general policies in the Comprehensive Plan for site-specific amendment proposals.

A conclusion that the application meets Threshold Review criteria would only advance an application into the Comprehensive Plan work program for full review; this does not pre-judge an outcome of the substantive merits of the application.

BACKGROUND

The NB designation and NB zoning on the Newport Hills Shopping Center site were established with the 1993 annexation and 1994 adoption of the Newport Hills Subarea Plan. There are no previous Comprehensive Plan amendment proposals. See Attachment 2.

THRESHOLD REVIEW DECISION CRITERIA

The Threshold Review Decision Criteria for an initiated Comprehensive Plan Amendment proposal are set forth in the Land Use Code Section 20.30I.140. Based on the criteria, Department of Planning and Community Development staff has concluded that the proposal be **included** in the annual CPA work program.

This conclusion is based on the following analysis:

A. The proposed amendment presents a matter appropriately addressed through the Comprehensive Plan; and

   The question of the most suitable land use designation for the site is appropriately addressed through the Comprehensive Plan amendment review process.

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

   The three-year limitation does not apply to this proposal.

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

   The proposed amendment does not raise policy or land use issues more appropriately addressed by an ongoing work program. While the City has worked with the owner and community to examine this site in the past, most recently 2010-2011, the city has no current work focused in this area.

D. The proposed amendment can be reasonably reviewed within the resources and timeframe of the Annual Comprehensive Plan Amendment Work Program; and

   The proposed amendment can be reasonably reviewed within the resources and timeframe of the annual CPA work program. Extra community engagement and

outreach on this proposed amendment is anticipated if this application moves through Threshold Review.

E. The proposed amendment addresses significantly changed conditions since the last time the pertinent Comprehensive Plan map or text was amended. Significantly changed conditions are defined as:

> **Significantly changed conditions.** Demonstrating evidence of change such as unanticipated consequences of an adopted policy, or changed conditions on the subject property or its surrounding area, or changes related to the pertinent Plan map or text; where such change has implications of a magnitude that need to be addressed for the Comprehensive Plan to function as an integrated whole. This definition applies only to Part 20.30I Amendment and Review of the Comprehensive Plan (LUC 20.50.046); and

The proposed amendment addresses significantly changed conditions on the subject property or its surrounding area. These significantly changed conditions include the following:

- *The site is an older neighborhood center, with aged buildings, and a history of past vacancies and deferred maintenance that have led to concerns about the center's impacts on neighborhood livability and character.*

- *Past study has concluded that continued use of the site for single-purpose retail is not supported by the Newport Hills "market. If the application moves through Threshold Review this will be an issue that needs to be looked at.*

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

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

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

The site is the main part of the Newport Hills shopping area. Other area NB properties include a gas station on the southwest corner of the main center, an older building site that is now being repurposed as an S-Mart grocery store, across 119th Ave SE to the west. Farther to the southwest from the main center site and still across 119th are another collection of buildings housing retail and office uses. These other separately-owned properties are not similarly situated.

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 (GMA), other state or federal law, and the Washington Administrative Code (WAC); or

The proposed amendment addresses issues identified in the Land Use Element for aging commercial areas and neighborhood commercial centers, and is consistent with current general policies in the Comp Plan for site-specific amendment proposals:

- ***"Aging Commercial Areas.*** *In some older residential areas, neighborhood shopping centers are experiencing high vacancies and struggling to meet changing market conditions. In today's retail market, more shoppers are choosing regional destinations, larger stores, and online offerings. Smaller shopping centers' land use mix and urban form may need to be updated to keep them healthy and attracting private investment. In some areas, it may be appropriate to support a wider mix of uses to help fill gaps where there is less demand for traditional retail." –Land Use Element p. 40.*

- ***"Neighborhood Commercial Centers*** *- Bellevue has several smaller, neighborhood-oriented retail centers, such as Northtowne, Lake Hills, and Newport Hills. These centers not only provide goods and services to local residents, they serve as important focal points and gathering spaces for the surrounding communities. Neighborhood centers help establish neighborhood identity through the unique mix of local stores, design, and even public art. They are places where people run into their neighbors, where groups gather for meetings, and where celebrations happen. Bellevue recognizes the importance of maintaining the health of these neighborhood centers.*

  Local neighborhood centers are not expected to grow significantly, but changes in neighborhood needs and retail demands may change land use over time. For example, older grocery stores that are larger than what is competitive in today's marketplace may adapt. The city has already seen redevelopment of the Lake Hills shopping center with a new mix of uses, and some form of redevelopment is expected at the Newport Hills shopping center. The Land Use Element supports continued engagement and investment to maintain the health of these important neighborhood centers.

  Bellevue residents desire places to gather and connect with neighbors. These places are neither home nor work but an additional type of gathering place referred to as "third places." The Economic Development Element provides further discussion about the value of revitalizing third places. In some cases, it may also be appropriate to create new neighborhood gathering places." – Land Use Element p. 43

- ***Policy S-NH-10****. Support development proposals that include housing opportunities in all Neighborhood Business (NB)-zoned land in the Newport Hills commercial district.*
- ***Policy S-NH-25****. Recognize the Newport Hills commercial district as a neighborhood center, now, and in redevelopment efforts.*
- ***Policy S-NH-26****. Emphasize unique retail uses which enhance Newport Hills identity in a redeveloped shopping and commercial district.*

- ***Policy N-11.*** *Enable neighborhood-tailored solutions to be localized issues while ensuring they meet citywide responsibilities.*

and:

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

State law or a decision of a court or administrative agency has not directed the suggested change.

PUBLIC COMMENT

PCD has received numerous public comments on this application through the amendment comment process and through the supplementary public engagement efforts accomplished by Neighborhood Outreach staff.

Comments express criticism of the proposal focus on the potential impacts of residential redevelopment to existing community retail and parking places that form a common bond for residents in Newport Hills; on adding traffic to a road system constrained by Newport Hills' geography and access points, on impacts to already crowded area schools as well as the City of Newcastle; and on the impact to current business owners/tenants of the existing center.

Comments expressing support of the proposal focus on the need to redevelop the shopping center because of the impact its current state is having on this changing community; it is past time to redevelop the center with an attractive and mixed use character that continues to serve the area.

ATTACHMENTS

1. Application materials
2. Site map
3. Public Comments

ATTACHMENT 1

Department of Planning & Community Development
425-452-6800 www.bellevuewa.gov

Application for
COMPREHENSIVE PLAN AMENDMENT

CPA YEAR 20__ APPLICATION DATE: 2/1/16	TECH INITIALS RM	AMANDA PROJECT FILE: 16-123752 AC

1. Project name Newport Hills Comprehensive Plan
2. Applicant name Newport Hills Village LLC Agent name Jessie Clawson + David MacDuff
3. Applicant address 2505 2nd Avenue #2505 Seattle 98121
4. Applicant telephone (206) 1025-9226 fax (___) _____ e-mail jessie@mbseattle.com
5. Agent telephone (206) 812-3388 fax (___) _____ e-mail davidm@intra-corp.com

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

BLOCK 1
Property address and/or 10-digit King County parcel number 2124059042, 2124059064, 2124059064.
Proposed amendment to change the map designation from existing NB to proposed MF-H.
Site area (in acres or square feet) Appx 256,583 sf / 5.9 ac.
Subarea name Newport Hills.
Last date the Comprehensive Plan designation was considered ___/___/___.
Current land use district (zoning) NB.
Is this a concurrent rezone application? ☒ Yes ☐ No Proposed land use district designation R-30.

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.

Please see attached map; application includes 1/2 of adjoining right-of-way

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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 Comprehensive Plan Vision (Web link). Include any data, research, or reasoning that supports the proposed amendment. Attach additional pages as needed.

Please see attached.

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.

Please see attached.

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.

Please see attached.

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_____ Date_____

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* 2/1/16
(Owner or Owner's Agent)

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Matz, Nicholas

From: David MacDuff <DavidM@intra-corp.com>
Sent: Wednesday, May 11, 2016 4:47 PM
To: Matz, Nicholas
Subject: Newport Hills Outreach
Attachments: NH_Outreach Program Summary 5-11-16.pdf

Nicholas, attached please find a summary of our outreach efforts to date. They represent the beginning of what will be ongoing dialogue with the community. Our efforts focused on individual and a group meeting with current tenants, meeting or exchanges with a number of businesses and interested individuals as well as the four of five scheduled open houses held over about 10 days.

Regards,

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

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

INTRACORP

May 11, 2016

Nicholas Matz
Senior Planner
City of Bellevue
450 110th Avenue NE
Bellevue, WA 98004

Re: Newport Hills

Dear Mr. Matz,

We thought it would be helpful to recap the community outreach program we've completed as part of our Newport Hills Shopping Center Comprehensive Plan Amendment process. As you know, this outreach was not mandatory, but rather a voluntary effort we thought would give us a chance to listen to our neighbors, hear their concerns and ideas, and share our site vision.

Our current outreach effort included the following:

- Mailed letter to more than 215 households within a 500' radius of the site. Additionally, sent the letter to Newport Hills and Lake Heights community groups.
- Organized, set up five community meetings (four of which will have been held by tonight) to share our site vision and answer questions. We've averaged about 15 people per event and about 85% of attendees' feedback about the project and our vision/direction was positive.
- Individually emailed and called a list of about 40 neighborhood leaders and folks close to the project. Offered to meet one-on-one with everyone contacted and held meetings with a handful of folks who wanted to do so.
- Organized and held meeting with existing shopping center tenants to explain the timeline for a potential sale, answer questions and discuss terms for potentially returning to the project at a later date.
- Offered individual briefings for all Council Members, met with Council Member Lee and scheduled a meeting with Council Member Chelminiak. Additional meetings may occur after this letter is sent.

While we've heard from many neighbors who are excited about changes to the site and our early site vision. Concerns we've heard from the community tend to focus on:

- Concerns about school crowding;
- Desire to have the site stay as it is with existing retailers and lots of available parking;
- Concerns about traffic;
- Desire for more retail and less housing (but also don't want greater site height/density); and,
- Desire for additional community amenities.

Those who voiced support for the project commented on the following:

- Glad to see the site is finally redeveloping / changing;
- Happy with the amount of new retail and location along 119th Ave.;

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- Pleased to see townhomes (ownership housing vs rental) planned on the site;
- Liked the balanced approach to site development – not too much / too dense housing and retail designed to accommodate smaller businesses;
- Liked the live/work unit concept;
- Glad to see we are engaging with existing tenants and having early conversations with them about the future; and,
- Happy with the pedestrian and open space elements of the site.

We have listened carefully to all feedback and will review our preliminary site plan to see what elements we are able to incorporate as we move ahead.

We see this effort as the beginning of what will be ongoing outreach with our neighbors. We hope this summary shows our intent to listen to the community and our commitment to this project and a new vision for this important site.

Sincerely,

David MacDuff
Intracorp

INTRACORP

April 19, 2016

Dear Neighbors:

As you have likely heard, Intracorp is in conversations with the owner of the Newport Hills Shopping Center to possibly purchase and redevelop the 5.9-acre site (through Newport Hills Village, LLC). As a local firm, we recognize the inherent uniqueness of this property and understand the site's long history with the neighborhood.

Our hope is to create an open dialogue with you about our potential plans, as well as listen to your concerns, questions and ideas surrounding the site. We look forward to being actively engaged with you in the weeks and months ahead.

Our Vision

Our vision for the site focuses on retail and housing at a much lower-intensity than previously considered alternatives. Our vision also advances a retail strategy built around public gathering areas, pedestrian access and open space, as well as a high-quality townhomes.

We've heard concern from some neighbors about what will happen to the site's existing retailers, and we're hopeful that if we indeed purchase the site, they can return to the new project as tenants. To that end, we've started a direct dialogue with them to discuss this goal, as well as assure them that site redevelopment is not imminent.

Process

As mentioned above, we are currently working with the City of Bellevue on a Comprehensive Plan Amendment, which would enable a mix of new commercial and high-quality residential uses on the site. This annual amendment process is now underway and if the City Council advances our Comprehensive Plan Amendment, a rezone process will follow. If all progresses, we expect the Comprehensive Plan Amendment, rezone and permitting process to end sometime in late 2017.

Open House Events

To that end, we want to meet with as many of you as we can to hear your issues, concerns, questions and ideas for this site. We understand the community has voiced concerns about traffic and schools (among other topics) and we'd like the opportunity to talk with you about the questions you have, as well as share our initial site vision.

INTRACORP

As such, we've organized a handful of open house events where you can come meet our team, learn more about the project and ask questions. You're welcome to attend any (or all!) of the open house events listed below. This letter will also be shared with the Newport Hills Community Club and Lake Heights Community Club. Feel free to share it with others, as well.

- 6:00 – 8:00 pm Tuesday, May 3rd - Newport Hills Swim & Tennis Club Banquet Room
- 5:00 – 7:00 pm Wednesday, May 4th - Newport Hills Swim & Tennis Club Banquet Room
- 4:30 – 6:30 pm Tuesday May 10th - Newport Hills Swim & Tennis Club Banquet Room
- 6:00 – 8:00 pm Wednesday, May 11th - Newport Hills Swim & Tennis Club Banquet Room
- 1:00 – 3:00 pm Saturday, May 14th - Newport Hills Swim & Tennis Club Banquet Room

In the meantime, should you have questions, please feel free to contact me directly at (425) 455-4253 or davidm@intra-corp.com.

Sincerely,

David MacDuff

David MacDuff
Intracorp

Newport Hills Commercial Area Analysis

PHASE II: Economic & Redevelopment Strategy

HEARTLAND

December 2010

LETTER OF AUTHORITY

To: The City of Bellevue, and other governmental authorities with jurisdiction over the property described below

Ladies and Gentlemen:

The undersigned ("Seller") is negotiating a Real Estate Purchase and Sale Agreement (the "Agreement") with Newport Hills Village LLC ("Buyer") for the property located at 5600 119th Avenue SE, Bellevue, Washington, which is legally described on attached Exhibit A (the "Property"). Based on the status of negotiations concerning the Agreement, Seller is providing this Letter of Authority to the City of Bellevue, on the condition that at any time prior to mutual execution and delivery of the Agreement, Seller may revoke this Letter of Authority by a subsequent written notice provided to the City of Bellevue.

As part of the closing of the purchase and sale transaction under negotiation by Buyer and Seller, Seller shall convey to Buyer at the close of escrow, to the extent same exist and are assignable, all of its right, title and interest in all permits and applications associated with the development of the Property, as well as all associated underlying development documents, such as engineering drawings, surveys and similar documents, and together with all fees previously paid in connection with such documents. In addition, the undersigned is giving the Buyer the right to apply for, extend or modify prospective and existing entitlements and permits issued in connection with the Buyer's prospective purchase and development of the Property; provided, however, without Seller's prior written consent, which consent may not be unreasonably withheld, none of same may bind the Property or Seller until Buyer closes its purchase of the Property.

The purpose of this letter is to confirm to you Seller's agreement that Buyer may proceed to act in Seller's place to process, modify or extend any pending applications, entitlements and permits associated with the Property, and to make application for new entitlements and permits related to the Property, without any further consent or authority from Seller, subject to Seller's right to revoke this Letter of Authority as provided at the end of the first paragraph above.

SELLER:

Rainier Northwest – University LLC,
a Washington limited liability company

By: _____
Name: David Hines
Its: VP
Date: 1/28/15

Newport Hills Village Comprehensive Plan Amendment Application

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 Comprehensive Plan vision. Include any data, research, or reasoning that supports the proposed amendment. Attach additional pages as needed.*

The Newport Hills Shopping Center is fairly under-utilized. The current Comprehensive Plan Land Use designation is Neighborhood Business, subject to policy NH-10 which states that the City shall "support development proposals that include housing opportunities in all NB-zoned land in the Newport Hills commercial district." However, the NB zone does not allow for the proper residential densities or heights that would support such redevelopment. As a result, the proposal is to redesignate and rezone the property to the MF-H designation; this action will allow for a portion of the property to be rezoned to R-30. A portion of the property, along the commercial street, would remain NB and would be developed to those zoning standards. Clearly the City and the neighborhood, through the Comprehensive Plan Policies, are supportive of redevelopment of this area into a mixed-use concept that includes more housing.

More generally, the Proposal is consistent with current Comprehensive Plan and Newport Hills Subarea Plan policies, including the following:

- Policy S-NH-25: Recognize the Newport Hills commercial district as a neighborhood center, now, and in redevelopment efforts.
- Policy S-NH-26: Emphasize unique retail uses which enhance Newport Hills' identity in a redeveloped shopping and commercial district.
- Policy S-NH-10: Support development proposals that include housing opportunities in all NB-zoned land in the Newport Hills commercial district.
- Policy LU-5: Ensure enough properly-zoned land to provide for Bellevue's share of the regionally-adopted demand forecasts for residential, commercial, and industrial uses for the next 20 years.
- Policy LU-9: Maintain compatible use and design with surrounding built environment when considering new development or redevelopment within an already developed area.
- LU Policy-12: Retain land availability for specific commercial uses which are important to the community.
- LU Policy-13: Reduce the regional consumption of underdeveloped land by facilitating redevelopment of existing developed land when appropriate.
- ED Policy-26: Where commercial areas are in decline, work with businesses and other stakeholders to identify corrective actions, which may include:
    - 1. Planning for new uses and new urban forms, leading to proposals for changes to the Comprehensive Plan and zoning
    - 2. Developing incentives and other strategies to promote reinvestment
    - 3. Targeting investments in public infrastructure that may help catalyze new private sector investment.
- UD Policy-2: Support designs for the built environment that are visually stimulating and thoughtful and which convey excellence in architecture and workmanship, and durability in building materials.
- UD Policy-3: Encourage a variety of site and building designs which are compatible and consistent with surrounding development and that implement the policies of the Plan.

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In sum, this application represents an opportunity for the City. Without a redesignation and rezone to MF-H/R-30, the existing facility may remain underutilized for the foreseeable future. In addition, this is a logical expansion of MF-H designation and R-30 zoning that is consistent with surrounding property zoning, the character of the area, and will allow for sensitive redevelopment of a neighborhood retail center.

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

A. The proposed amendment presents a matter appropriately addressed through the Comprehensive Plan; and

The Proposal is a site-specific Comprehensive Plan amendment and concurrent rezone. The Proposal is most appropriately addressed through the Comprehensive Plan update.

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

The City's records show that no amendments have been successfully processed in the Newport Hills Subarea since the 1994 Plan was adopted by Ordinance 5823, therefore the Proposal complies with the three-year limitation.

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

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. This is a site-specific Proposal that if granted will allow an under-utilized property to increase density and bring neighborhood-appropriate commercial uses to an existing neighborhood node. In addition, multifamily/mixed use development on this site is specifically contemplated by the Newport Hills subarea plan, see Policy S-NH-10.

D. The proposed amendment can be reasonably reviewed within the resources and time frame of the Annual Comprehensive Plan Amendment Work Program; and

The Proposal presents a site-specific Comprehensive Plan amendment and concurrent rezone. The Proposal comports with the Growth Management Act mandate for annual review of the City's land use plan. RCW 36.70A.130.

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

The Newport Hills subarea plan was originally adopted in the 1994 Comprehensive Plan Update and the City's records do not reflect any updates since 1994. The property that is the subject of this application is contemplated for potential redevelopment, however, redevelopment is contingent upon the success of this application. The developer has identified that multifamily/mixed use

development would be appropriate in this location, but requires minimal additional density in order to economically afford redevelopment. Density that would be necessary for redevelopment has been identified by the subject applicant at a density between R-20 and R-30; this density appears to be able to be achieved while keeping the correct portion of the site at NB to allow for right-size retail development appropriate to the scale of the Newport Hills neighborhood. The Newport Hills Subarea Plan acknowledges that multifamily/mixed use development is appropriate on this site, however, it did not anticipate the density necessary to incentivize redevelopment or activate the neighborhood. In short, S-NH-10 and the NB designation did not go quite far enough in promoting the density necessary to create the mixed use development that was the vision for the area.

The following significantly changed conditions exist to support this amendment request:

- The property may be sold shortly to a developer with extensive experience in neighborhood-scale mixed use developments.
- Market studies show that retail in the amount currently provided by the shopping center and in the configuration provided by the shopping center cannot be supported in this location; market studies show that less retail/commercial space in this location may be more successful.
- Urban design and development has evolved since 1994 to prefer neighborhood-scaled, walkable, mixed use infill development.

This is a unique opportunity for the City to allow for sensitive redevelopment of a neighborhood mixed use retail center that is consistent with the surrounding neighborhood. To ensure that development would remain sensitive to and appropriate for the surrounding neighborhood context, the applicant would be open to further amending the Newport Hills Subarea Plan with the following concepts:

- S-NH-10.A: Multifamily development in Newport Hills should maintain appropriate "right-size" retail/commercial density to allow for some neighborhood-friendly retail in specified nodes.
- S-NH-10.B: Multifamily development in Newport Hills should be walkable, should encourage pedestrian connections throughout the development, and should minimize the importance of automobiles in its design.
- S-NH-10.C: Multifamily development in Newport Hills should be designed to conform to an appropriate neighborhood scale.
- S-NH-10.D: Multifamily development in Newport Hills should include appropriate buffers and landscaping and should provide sufficient and appropriate amenities and open space to serve its residents.

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

N/A.

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

As a site-specific amendment, the application is consistent with the Growth Management Act, particularly the Urban Growth, Economic Development, Property Rights, Urban Design and Environment planning goals.

The Proposal is also consistent with King County Countywide Planning Policies, including the Urban Lands (DP-2, DP-3, DP-4, DP-6, DP-39, DP-40) and Housing (H-4, H-5, H-12) goals.

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

N/A.

Block 4b. *Evaluating the proposed concurrent rezone. Explain how the proposed amendment would be reviewed under the Rezone Decision Criteria in Land Use Code Section 20.30A.140. Attach additional pages as needed.*

The City may approve or approve with modifications an application for a rezone of property if:

A. The rezone is consistent with the Comprehensive Plan; and

The rezone to R-30, if the comprehensive plan amendment change to MF-H is approved, is consistent with the comprehensive plan future land use map.

B. The rezone bears a substantial relation to the public health, safety, or welfare; and

The rezone will allow for the sensitive redevelopment of an under-utilized piece of property into a neighborhood-friendly mixed use multifamily development; there is no conflict with the public health, safety, or welfare as a result of this application.

C. The rezone is warranted in order to achieve consistency with the Comprehensive Plan or because of a need for additional property in the proposed land use district classification or because the proposed zoning classification is appropriate for reasonable development of the subject property; and

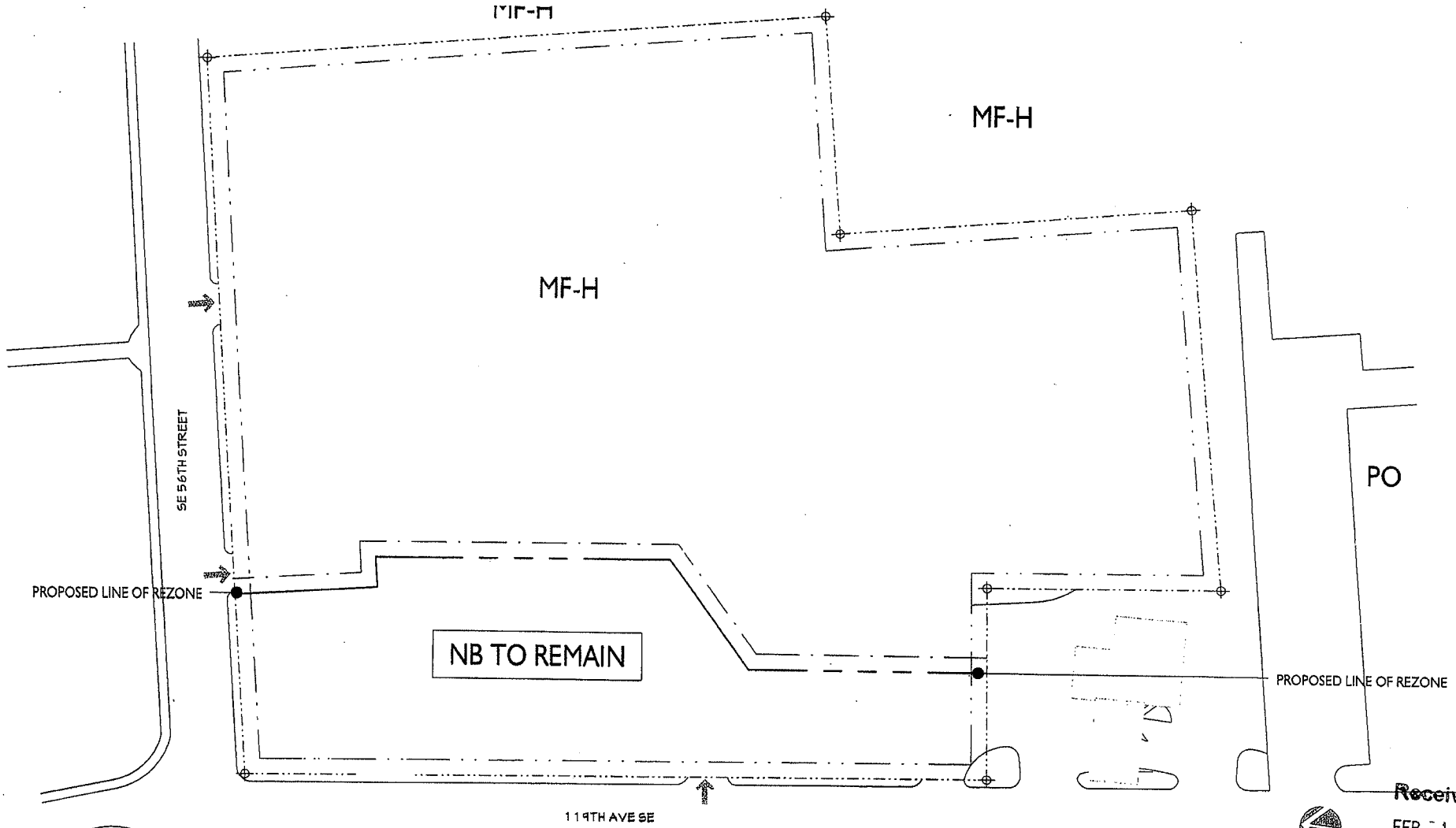
The rezone is warranted if the comprehensive plan amendment application is granted; R-30 is the correct zone to implement the MF-H comprehensive plan designation.

D. The rezone will not be materially detrimental to uses or property in the immediate vicinity of the subject property; and

The rezone will not be materially detrimental to uses or property in the immediate vicinity of the subject property; SEPA analysis will be done as a part of this application to disclose and potentially mitigate any impacts that could occur as a result of this redevelopment.

E. The rezone has merit and value for the community as a whole.

The rezone certainly benefits the community as a whole. The community will benefit from the sensitive neighborhood-scale redevelopment of the underutilized property.



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baylis ARCHITECTS

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BaylisArchitects.com | (425) 454 0588

Project NEWPORT HILLS

Job No. 15-1188

Sheet Title COMP. PLAN AMENDMENT

Date 01/29/16

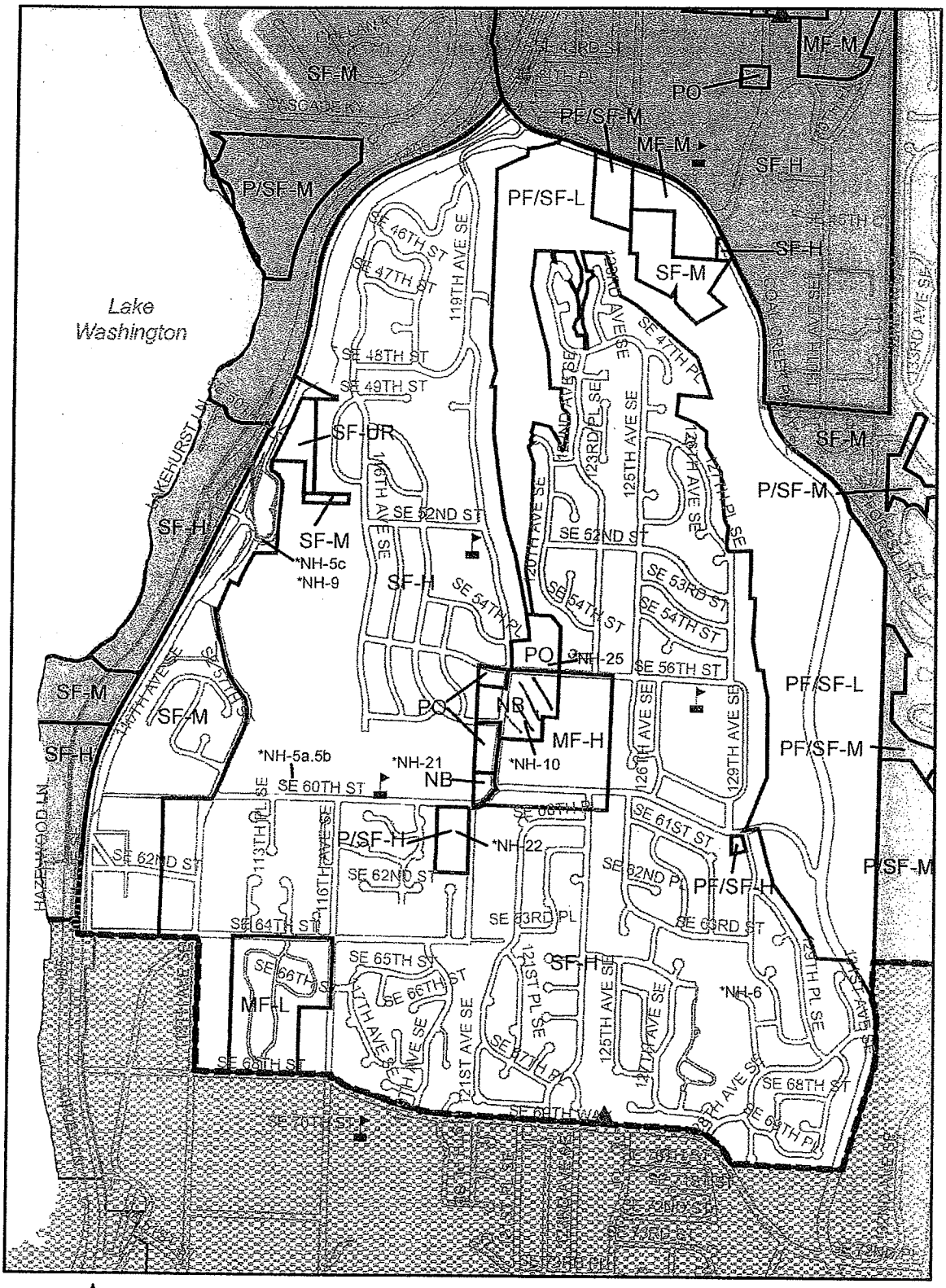


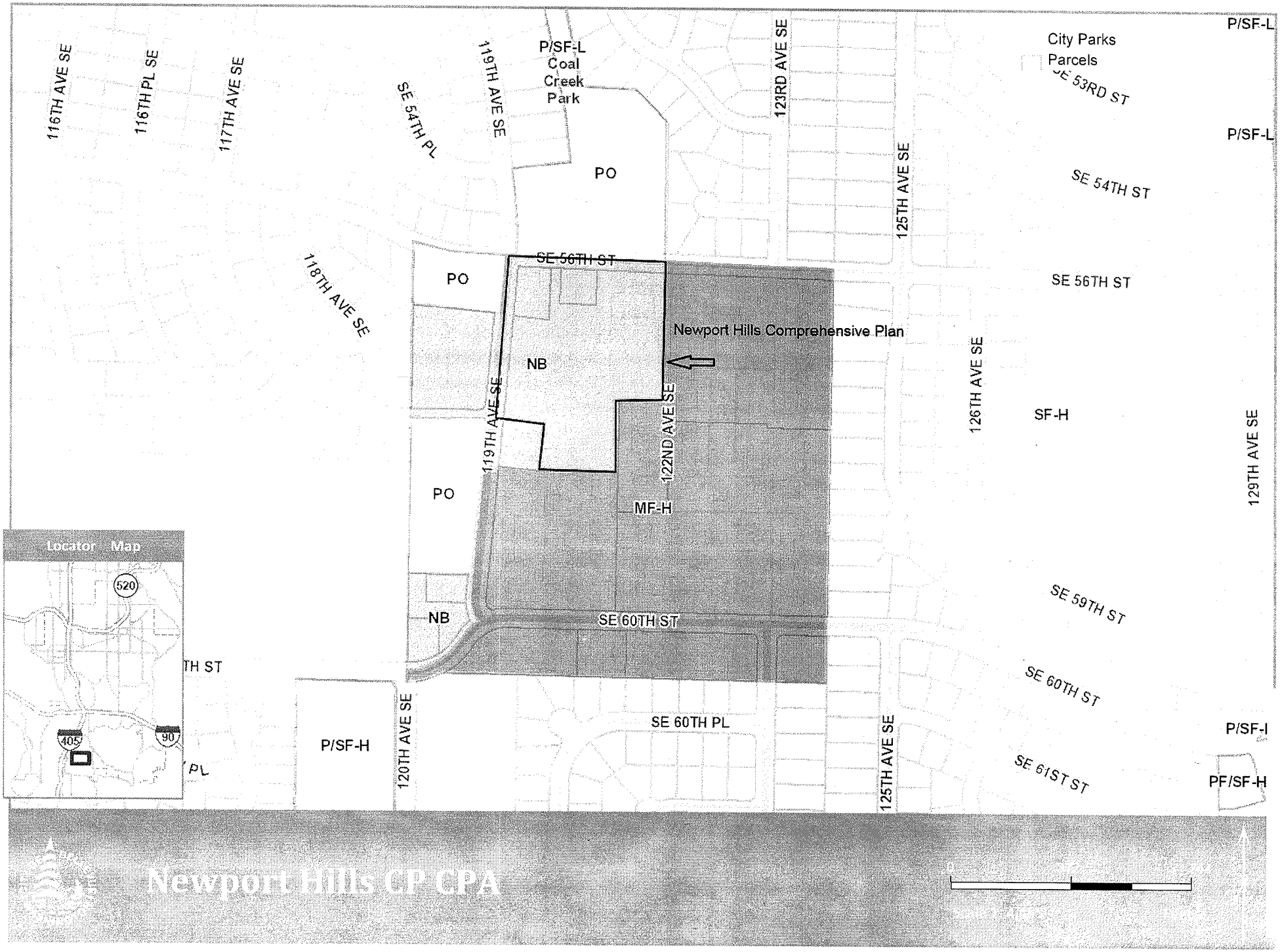
FIGURE S-NH.1
Newport Hills Land Use Plan

SF	Single Family	PO	Professional Office	GC	General Commercial
MF	Multi Family	O	Office	LI	Light Industrial
-L	Low Density	OLB	Office, Limited Business	PF	Public Facility
-M	Medium Density	OLB-OS	Office, Open Space	P	Park
-H	High Density	NB	Neighborhood Business		
-UR	Urban Residential	CB	Community Business		

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

N

property to be rezoned



ATTACHMENT 2

Map Generated on: 02/18/2016

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

ATTACHMENT 3

Public Comment received through May 11, 2016

16-123752 AC Newport Hills Comprehensive Plan CPA

Matz, Nicholas

From: Boyd & LeeAnne Knechtel <k.b.knechtel@gmail.com>
Sent: Wednesday, May 11, 2016 11:27 PM
To: Matz, Nicholas
Subject: Newport Hills Shopping Center

Nicholas Matz
City of Bellevue

We have lived continuously in the Newport Hills home on SE 56th Street that we purchased in September 1968. Over the years we have seen the Newport Hills Shopping Center change and decline significantly. Therefore, we support the Comprehensive Plan Amendment and rezone as requested by Intracorp and the plans they are developing if they complete purchase of the property.

Boyd and LeeAnne Knechtel
11715 SE 56th Street

k.b.knechtel@gmail.com

Matz, Nicholas

From: Cullen, Terry
Sent: Wednesday, May 11, 2016 9:54 PM
To: Matz, Nicholas
Subject: FW: Newport Hills Shopping Center Development

From: L. M. Timmons [mailto:aeswhq@comcast.net]
Sent: Wednesday, May 11, 2016 8:53 PM
To: Cullen, Terry <TCullen@bellevuewa.gov>
Subject: Newport Hills Shopping Center Development

Terry,
I just attended another in the series of developer information meetings. We also note that there is a petition circulating on the internet.
My wife and I, along with other neighbors, are concerned that a lot of "worst-case scenarios" are circulating with the intention of short-circuiting the process outlined at the general Bellevue meeting at the Jr. high school. As long-time residents of Newport Hills area we are encouraged by a company who is willing to invest the time and money to study repurposing the tired shopping center which, frankly, is an embarrassment to the area.
We understand that the review process is long and involved and should be encouraged and not cut off prematurely.
We strongly support going ahead with the next phase in the review process to add some hard facts and figures on what is possible to the betterment of the neighborhood.

Larry Timmons
Patricia Timmons

Matz, Nicholas

From: walter <wmoore7273@comcast.net>
Sent: Wednesday, May 11, 2016 7:24 PM
To: Matz, Nicholas
Cc: Sue Baugh
Subject: Newport Hills Village

Nicholas, I just attended the Intercorp presentation and am in favor of preceding along the path for rezone. It would be a marked improvement for our area from what we have had in the last 30 years. NPH CC pushed for a grocery store and coffee shop as a way to improve the business climate but it went broke. The design plan looks very good although there may be changes to make it economically viable. The EIN study would give us an idea on how traffic and schools would be impacted.

I had been active in the Lake Heights CC for many years serving most recently as president and trustee.

Walt Moore

Matz, Nicholas

From: Sue Baugh <sue.baugh@comcast.net>
Sent: Wednesday, May 11, 2016 12:41 PM
To: Matz, Nicholas
Subject: FW: Petition response

From: Nextdoor Newport Hills [mailto:reply@rs.email.nextdoor.com]
Sent: Friday, May 06, 2016 1:44 PM
To: sue.baugh@comcast.net
Subject: Petition response

Evelyn Siewert, Newport Hills

The presentation I saw and the 11 page architect's proposal describe the units as town homes not apartments....there is a significant difference. I've worked and lived in this community since 1970 and have tried thru our community clubs to garner help from the city to initiate improvements which the Newport Hills / Lake Heights communities will financially support. I believe we should let this proposal proceed for further review. Bob Siewert

May 6 in General to 27 neighborhoods

View or reply Thank Private message

You can also reply to this email or use Nextdoor for iPhone or Android

This message is intended for sue.baugh@comcast.net.
Unsubscribe or adjust your email settings

Nextdoor, 760 Market Street, Suite 300, San Francisco, CA 94102

Matz, Nicholas

From: Sue Baugh <sue.baugh@comcast.net>
Sent: Wednesday, May 11, 2016 12:39 PM
To: Matz, Nicholas
Subject: FW: Comments on Newport Hills Shopping redevelopment

From: Evelyn Siewert [mailto:e.siewert@comcast.net]
Sent: Thursday, May 05, 2016 5:39 PM
To: 'Sue Baugh' <sue.baugh@comcast.net>
Subject: FW: Comments on Newport Hills Shopping redevelopment

Sue, Thought you might find this encouraging...Bob

From: L. M. Timmons [mailto:aeswhq@comcast.net]
Sent: Thursday, May 5, 2016 5:28 PM
To: TCullen@bellevuewa.gov
Cc: Bob Siewert
Subject: Comments on Newport Hills Shopping redevelopment

Terry,
Welcome to the Pacific NW!
As discussed in the general meeting on 4/28 the neighborhood supports transforming the shopping center into a functioning community asset. As it stands the area is an embarrassment. Fact is the neighborhood has changed drastically from a young family bedroom community to 50% retirees and 50% young moble families with two working parents. Continuing development in Newcastle will further erode the need for small businesses in the local community. When the Red Apple grocery store closed (after a good try at making it functional) the owner stated that the shoppers were lured away by low prices elsewhere. Loyalty was not sufficient to hold them.

Our Mustard Seed tavern and Resonate Brewery are up and going business' that should be able to make the transition to higher quality buildings. Dry cleaners, Mail box and Cloud 9 are assets to the center but may not be able to make the leap to modern buildings. We would expect that sufficient business space would be planned to accommodate at least these five businesses, however. While the Chevron station is not part of the project it is a very important part of the neighborhood and needs to look like it belongs in any redevelopment.

Additional housing on a livability par with the existing a condo's (i.e. grass, driveways away from front doors, play area etc.) should be maintained for added housing. Obviously, the investment has to be economic so the number of units added must make that work. We do not have any problem with adding sufficient housing for the project to be profitable.

That being said, we encourage Bellevue to accelerate the review and input process' to encourage any developer interested in investing in our community. Time is money and if the reviews, fees and permitting processes drag out the developer will likely find a better place to invest. There should be a workable mix of new housing and residual business space that would make that space an area to be proud of once again.
Best regards,
Larry and Patti Timmons
4809 – 116th Ave S.E.
Bellevue, WA 98006

Matz, Nicholas

From: Susan <susan.posten@comcast.net>
Sent: Wednesday, May 11, 2016 11:01 AM
To: Matz, Nicholas
Subject: NEWPORT HILLS SHOPPING CENTER REDEVELOPMENT

Hello,

I would like to express my support for this project. I have lived in the Newport Hills area for nearly 35 years and watched the shopping center change from an important commercial hub for the neighborhood to it's current condition of neighborhood blight.

I attended the Open House last night and reviewed the plans with representatives from IntraCorp and Baylis Architects. The plans look to be a good solution for the area and it's past time for redevelopment.

I appreciate the efforts that the developers are making to involve both the community and the current commercial tenants. I know there are some concerns about the impacts on traffic and on the schools, but this proposal is much better than previous ones and deserves to proceed.

Please keep me informed as this project moves through the re-zoning and permit processes.

Thank you.

Susan Posten
6343 114th Ave SE
susan.posten@comcast.net

Sent from my iPad

Matz, Nicholas

From: Debbie Yazici <dyazici@comcast.net>
Sent: Tuesday, May 10, 2016 9:39 PM
To: Matz, Nicholas
Cc: dyazici@comcast.net
Subject: Newport Hills potential redevelopment

Nicolas,

As a long time homeowner in Newport Hills, I am interested in seeing a positive use of the property located on 119th Ave, the former Red Apple/parking lot location. Today I attended one of the community presentations given by Intracorp on potential redevelopment of the existing, predominately empty and deteriorating site. I request the City of Bellevue allow for further, positive consideration of the proposed development.

Regards,

Debbie Yazici
5860 129th Ave SE
Bellevue, WA 98006

Sent from my iPad

Matz, Nicholas

From: Dan Brennan <brenndan@gmail.com>
Sent: Tuesday, May 10, 2016 8:07 PM
To: Matz, Nicholas
Subject: Re: Bellevue Planning Commission spring hearing scheduling on 2016 privately-initiated Comprehensive Plan Amendments (CPA)

Hi Nicholas,

Thanks for keeping us in the loop!

I'm wondering if you can help us understand what factors the planning commission will take into account when forming opinions and coming to a decision regarding the Newport Hills CPA. For example, will there be a traffic study? Will there be an assessment of school populations? And so on.

Sincerely,

Dan Brennan
Newport Hills Resident

On Fri, May 6, 2016 at 4:18 PM, <NMatz@bellevuewa.gov> wrote:

Threshold Review public hearings for each of the three 2016 site-specific and two non-site-specific privately-initiated Comprehensive Plan Amendments (CPA) have now been rescheduled to **June 1, 2016**. Please note the date and time change: this meeting will start at **6:00 pm.** at Bellevue City Hall. A staff report and recommendation will be available with the legal published notice of the hearing, approximately three weeks before the hearing date.

The Bellevue Planning Commission was introduced in Study Session to the 2016 site-specific privately-initiated Comprehensive Plan Amendment (CPA) applications on Wednesday, March 9, 2016.

This is **not** a legal notice; you are receiving this courtesy information because you are the applicant, agent, or party of record to one or more of these CPA applications.

Please contact me with any questions or issues.

Nicholas Matz AICP

Senior Planner

425 452-5371

Matz, Nicholas

From: hermanmk@comcast.net
Sent: Saturday, May 07, 2016 9:49 AM
To: Matz, Nicholas
Subject: Re: Bellevue Planning Commission spring hearing scheduling on 2016 privately-initiated Comprehensive Plan Amendments (CPA)

Nicholas, I have a couple of questions: What is the daily amount of traffic on 119 Ave. SE between 60th Ave and Coal Creek Parkway on a daily basis? What is considered to be the maximum amount of traffic for a neighborhood street such as 119 Ave. SE on a daily basis? What is the estimate from Intracorp about the amount of additional traffic that will put on 119 Ave SE under their proposal?
Thanks, Kim Herman

From: NMatz@bellevuewa.gov
To: NMatz@bellevuewa.gov
Cc: YCarlson@bellevuewa.gov, TCullen@bellevuewa.gov, DStroh@bellevuewa.gov
Sent: Friday, May 6, 2016 4:18:40 PM
Subject: Bellevue Planning Commission spring hearing scheduling on 2016 privately-initiated Comprehensive Plan Amendments (CPA)

Threshold Review public hearings for each of the three 2016 site-specific and two non-site-specific privately-initiated Comprehensive Plan Amendments (CPA) have now been rescheduled to **June 1, 2016**. Please note the date and time change: this meeting will start at **6:00 pm.** at Bellevue City Hall. A staff report and recommendation will be available with the legal published notice of the hearing, approximately three weeks before the hearing date.

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Please contact me with any questions or issues.

Nicholas Matz AICP
Senior Planner
425 452-5371

One City
Committed to Excellence

Matz, Nicholas

From: hermanmk@comcast.net
Sent: Saturday, May 07, 2016 9:50 AM
To: Matz, Nicholas
Subject: Re: Bellevue Planning Commission spring hearing scheduling on 2016 privately-initiated Comprehensive Plan Amendments (CPA)

Just thought of another question: What is the official amount of commercial space that is currently licensed and occupied in the Newport Hills shopping center? Thanks, Kim Herman

---

From: NMatz@bellevuewa.gov
To: NMatz@bellevuewa.gov
Cc: YCarlson@bellevuewa.gov, TCullen@bellevuewa.gov, DStroh@bellevuewa.gov
Sent: Friday, May 6, 2016 4:18:40 PM
Subject: Bellevue Planning Commission spring hearing scheduling on 2016 privately-initiated Comprehensive Plan Amendments (CPA)

Threshold Review public hearings for each of the three 2016 site-specific and two non-site-specific privately-initiated Comprehensive Plan Amendments (CPA) have now been rescheduled to **June 1, 2016**. Please note the date and time change: this meeting will start at **6:00 pm.** at Bellevue City Hall. A staff report and recommendation will be available with the legal published notice of the hearing, approximately three weeks before the hearing date.

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Please contact me with any questions or issues.

Nicholas Matz AICP
Senior Planner
425 452-5371

One City
Committed to Excellence

Victoria Radabaugh
5168 128th Ave SE
Bellevue, WA 98006
April 21, 2016

City of Bellevue
City Council and City Planner
450 110th Ave NE
Bellevue, WA 98004
Re: Project # 16-123762-AQ and #16-123801-LQ

Dear City Officials and Staff,

I am a lifelong Bellevue resident currently raising my family in Newport Hills. The owner of the infamously rundown strip mall in our neighborhood has applied for his property to be re-zoned so that he can reportedly sell it for maximum profit. I am asking that our officials deny this application. Bellevue appropriately zoned this property many decades ago. Just as was true back then, this neighborhood can benefit from a quaint shopping center but cannot accommodate a commercial complex with additional multi-family homes.

I ask our officials to recognize that Newport Heights elementary is already beyond capacity, now resorting to portables to handle the uncomfortably overpopulated school. Traveling on or off the hill during morning and afternoon rush hour can literally take 45 minutes when it theoretically should take five minutes, so adding more multi-family housing units to an at-capacity neighborhood would only make a bad traffic situation into a frankly dangerous one. Simply walking on our streets is already precarious given that irresponsible Newcastle overdevelopment is resulting in an undeniable increase in angry drivers racing through our streets to avoid the Coal Creek snarl. Even the Tyee Middle School buses struggle with being late many mornings because they simply cannot get off the hill. In addition, plunking a large, multi-story complex smack in the middle of an otherwise quiet, residential neighborhood would look and feel as ridiculous as allowing someone to build a high-rise in the middle of residential Enatai or on the top of Somerset simply because a seller and/or developer requests it. Just because something can be done doesn't always mean that it should be done, and this is a perfect example of how common sense and objective data can be massaged to do the wrong thing.

Please, on behalf of your fellow residents and tax-payers, do what is right for the people of Newport Hills. Please stay true to what early Bellevue planners knew to be healthy, safe and appropriate for our community. As residents, we are entirely reliant on you to represent our voice and exercise strength of will in the face of short-sighted sellers and aggressive developers. This property could use improvement, to be sure, but *not* expansion and definitely *not multi-family and/or multi-story zoning*. With the aid of both common sense and sound data please deny rezoning Project # 16-123762-AQ and #16-123801-LQ.

Sincerely,

Victoria Radabaugh

Victoria Radabaugh

C. Kelly O'Neil Company

7406 114TH AVE SE, NEWCASTLE, WASHINGTON 98056 • (425) 271-6690

April 20, 2016

Mr. Nicholas Matz

Dept. of Planning & Community Development City of Bellevue

P. O. Box 9012

Bellevue, WA 98009

Dear Nicholas,

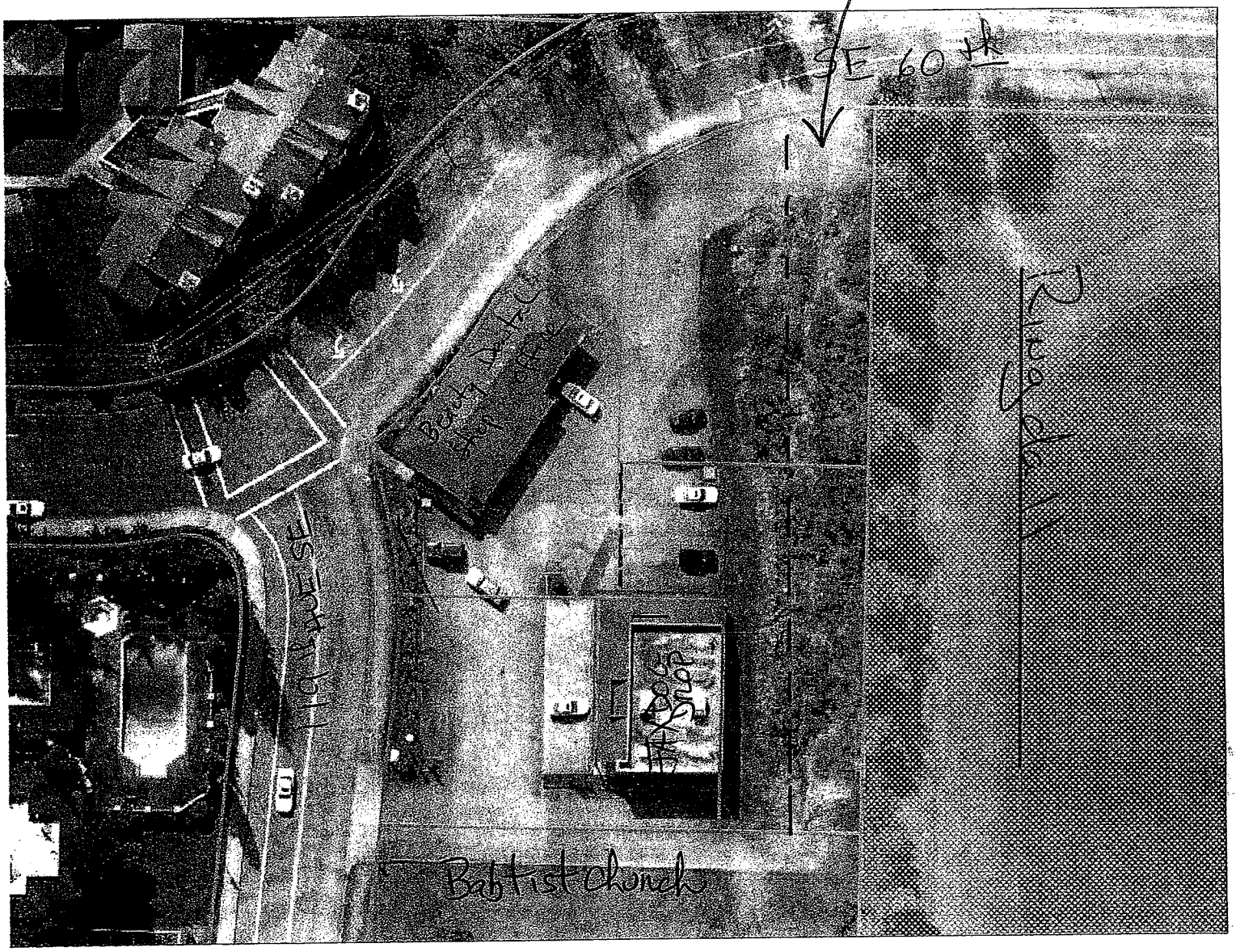
I enjoyed talking to you recently and want to thank you for hearing my questions & proposal regarding my business zoned property in the Newport Hills shopping center core.

As discussed I currently own a quarter of an acre of unimproved free & clear property that is currently across the fence from Ringdall Middle School and therefore subject to what I believe is in practicality an excessive set-back requirement, given its current and probably future use which discourages future development.

My development would be encouraged if the city of Bellevue, Bellevue School District, and myself could find a win-win scenario, that might increase the community's business core and better serve the needs of local Bellevue citizens.

Thank you for your consideration,

C. Kelly O'Neil



O'Neil Property

Newport Hills
SE 60th + 119th AVE SE

Matz, Nicholas

From: Nunnelee, Sandra J.
Sent: Tuesday, May 03, 2016 1:26 PM
To: Stroh, Dan; Matz, Nicholas
Subject: FW: Newport Hills Proposed Redevelopment

Can you please follow up with Kim Herman and copy Council on the reply. Thanks

Sandy
City Council Office
452-4088

From: hermanmk@comcast.net [mailto:hermanmk@comcast.net]
Sent: Saturday, April 30, 2016 15:37
To: Council <Council@bellevuewa.gov>
Cc: donkarenw@comcast.net
Subject: Newport Hills Proposed Redevelopment

Ladies and Gentlemen:

There was a meeting on Thursday night in Newport Hills about the proposed redevelopment of the shopping center in Newport Hills. It was our neighborhood's understanding that this would be a meeting between our neighbors and the staff of the planning department without the developer present. However, the developer was invited to attend. While I did not attend the meeting, after talking with my neighbor, who did attend, there was dissatisfaction with what the developers had to say at the meeting because what they said was inconsistent. There was also inconsistencies in what the planning staff said.

For example, at one point the developer's representative said that the plan that was pictured on a board was what they were thinking of doing. Yet, at another point, when a question was asked about there being no visitor parking on the pictured plan, the audience was told that was only an early rendering of what they might do and it would change. At another point a planning staff member indicated that he did not know that a new restaurant had been opened recently in the shopping center when he indicated that the commercial space occupied by the restaurant was empty. However, after the meeting my neighbor hear him saying that he had been to the restaurant last week.

When I talked with my neighbor, he was very unhappy that the developer's representative said that very little commercial space would be left after the development. I would also be unhappy about that since we currently have two restaurants, a dry cleaning establishment, a barber shop, a martial arts studio, a mailbox site, a hamburger restaurant, a gas station and a dance studio on the site. On weekends and evenings, the commercial parking lot is often nearly full because of the people visiting the restaurants and the other businesses are busy enough to have been here for several years. To suggest that we are going to lose our commercial establishments and have to go to Factoria or New Castle to do business is not a satisfactory answer.

Several years ago, we petitioned the city to allow us to put speed bumps on 119th avenue because of the high speed traffic at nights and weekends but were told we could not do it because of the classification of the road. We now get so many people using 119th Avenue in the morning and evenings cutting through our neighborhood to avoid using Coal Creek Parkway that people who live on the north part of the street may have to wait five or ten minutes to enter traffic, unless someone lets them in. Much of the traffic is obviously from people living further South off of the Parkway who do not want to wait for the lights on Coal Creek when trying to get to work or go home. Obviously, putting a dense population of town homes or apartments at the top of the hill with no commercial establishments will make the traffic situation even worse.

There are five more meetings scheduled with the neighbors and the developer so there is a possibility that Intracorp will listen to neighborhood concerns but there are certainly doubts among some of the people that attended the meeting last night. Hopefully, our elected officials will pay attention to the neighborhood's concerns before making any zoning changes to allow a development that the neighborhood does not want.

Thank you,

Kim Herman
4545 – 119 Ave. SE
Bellevue, WA 98006
425-747-9996

Matz, Nicholas

From: Nunnelee, Sandra J.
Sent: Wednesday, May 04, 2016 7:23 AM
To: Stroh, Dan; Matz, Nicholas
Subject: FW: Newport Hills Shopping Center redevelopment
Attachments: Newport Outreach Letter draft FINAL - NEW DATES-2-2.pdf; nph 11x17 20160412.pdf

FYI only.

Sandy
City Council Office
452-4088

From: hermanmk@comcast.net [mailto:hermanmk@comcast.net]
Sent: Saturday, April 30, 2016 16:02
To: natalie@nataliequickconsulting.com
Cc: Council <Council@bellevuewa.gov>
Subject: Fwd: Newport Hills Shopping Center redevelopment

Natalie:

Thank you for answering Sue's request for information. I did receive the letter mentioned by you to Sue.

I note in your answer below the current developer's plan only includes 15,000 or 20,000 square feet of commercial space as opposed to the 60,000 or more that is currently occupied by the two restaurants, a barbershop, a martial arts studio, dance studio, dry cleaners, mailbox store, gas station and hamburger restaurant currently on the site. That loss of commercial establishments, which are used by the surrounding neighborhoods and many of which have been on the site for years, is the first thing I don't like about the proposed development. Saying that we can drive to Factoria or New Castle, as I understand the developer's representative said in the neighborhood meeting on Thursday night, is not an acceptable alternative, particularly during commute hour traffic when getting to and from Factoria can be an hour long process from less than a mile away. It also means I could not walk up and down the hill for exercise to do errands with businesses at the top of the hill.

I would say that besides the loss of commercial establishments, the dissatisfaction I heard from my neighbor included lack of visitor parking, increased neighborhood traffic congestion, inconsistent answers from both the developer's representative and the city planners that were in attendance, the density of the proposed housing and the lack of any senior housing for aging persons already living in the neighborhood and facing having to leave the neighborhood they love for lack of age appropriate housing. In addition, as I understand it, the neighborhood schools are already under pressure from more kids than planned and certainly a dense group of town home or apartment at the top of the hill would not help that situation.

Many of us here could not afford to buy our homes in this neighborhood anymore and feel extremely lucky to have purchased here when we could afford it. While many of us would like

to see redevelopment of the shopping center, we do not want it to be redeveloped in a way that contributes to the problems the neighborhood is already suffering (congested traffic at commute times from other neighborhoods, for example) and the loss of our neighborhood amenities, such as mentioned above. Newport Hills was the first planned community in King County and has been a very popular place to live for many, many years. It would be much better if Intracorp would work with the neighborhood to develop something we can be proud of and enjoy rather than something we are going to have to fight about. That would be good thing for all.

Thanks,

Kim Herman
4545 - 119 Ave. SE
Bellevue, WA 98006
425-747-9996

From: "Sue Baugh" <sue.baugh@comcast.net>
To: "Sue Baugh" <sue.baugh@comcast.net>
Sent: Friday, April 29, 2016 11:50:05 AM
Subject: Newport Hills Shopping Center redevelopment

Greetings!
As many of you know Intracorp is under contract to purchase the Newport Hills Shopping Center with the intent of redeveloping it into a mix of townhome condominiums, Live/Work units, and some commercial space. All concepts are very preliminary at this time and the area must go through a comprehensive plan amendment and rezoning before Intracorp will finalize the sale.
As part of that process Intracorp has scheduled several community meetings, the times of which are listened in the letter attached above. Also attached are site sketches and a preliminary site plan.
In addition the Bellevue Planning Commission will be holding three public hearings regarding the requested changes to the comprehensive plan. The public will have an opportunity to testify at these hearings and I will let you know when those are scheduled. I encourage you to voice your opinion at those hearings.

I will send additional information as/when I receive it. If you do not wish to receive email communication, please let me know and I will remove you from the distribution list.

Please let me know if there are questions. Thanks. Sue

From: natalie@nataliequickconsulting.com [mailto:natalie@nataliequickconsulting.com] **On Behalf Of** Natalie Quick
Sent: Thursday, April 28, 2016 4:21 PM
To: sue.baugh@comcast.net
Subject: Per our chat - part one

Hi Sue,
Great chatting with you - per our discussion attached are the following documents:

1. Site sketches and site plan - both by Bayliss Architecture
2. Community letter - mailed to homes within 500' radius of site and shared via email with many additional folks. All are welcome to attend the open house events
3. There will be 15,000 - 20,000 sq. ft. of retail on the site.

I'll send a second email with timeline information -

Please let us know if you'd like us to come brief the LHCC - we're happy to do so.

See you soon!

Best,
Natalie

--

Natalie Quick | President & CEO
Natalie Quick Consulting
206-779-0489 (p)
natalie@nataliequickconsulting.com (e)
Find me online: http://www.nataliequickconsulting.com/

INTRACORP

April 19, 2016

Dear Neighbors:

As you have likely heard, Intracorp is in conversations with the owner of the Newport Hills Shopping Center to possibly purchase and redevelop the 5.9-acre site (through Newport Hills Village, LLC). As a local firm, we recognize the inherent uniqueness of this property and understand the site's long history with the neighborhood.

Our hope is to create an open dialogue with you about our potential plans, as well as listen to your concerns, questions and ideas surrounding the site. We look forward to being actively engaged with you in the weeks and months ahead.

Our Vision

Our vision for the site focuses on retail and housing at a much lower-intensity than previously considered alternatives. Our vision also advances a retail strategy built around public gathering areas, pedestrian access and open space, as well as a high-quality townhomes.

We've heard concern from some neighbors about what will happen to the site's existing retailers, and we're hopeful that if we indeed purchase the site, they can return to the new project as tenants. To that end, we've started a direct dialogue with them to discuss this goal, as well as assure them that site redevelopment is not imminent.

Process

As mentioned above, we are currently working with the City of Bellevue on a Comprehensive Plan Amendment, which would enable a mix of new commercial and high-quality residential uses on the site. This annual amendment process is now underway and if the City Council advances our Comprehensive Plan Amendment, a rezone process will follow. If all progresses, we expect the Comprehensive Plan Amendment, rezone and permitting process to end sometime in late 2017.

Open House Events

To that end, we want to meet with as many of you as we can to hear your issues, concerns, questions and ideas for this site. We understand the community has voiced concerns about traffic and schools (among other topics) and we'd like the opportunity to talk with you about the questions you have, as well as share our initial site vision.

INTRACORP

As such, we've organized a handful of open house events where you can come meet our team, learn more about the project and ask questions. You're welcome to attend any (or all!) of the open house events listed below. This letter will also be shared with the Newport Hills Community Club and Lake Heights Community Club. Feel free to share it with others, as well.

- 6:00 – 8:00 pm Tuesday, May 3rd - Newport Hills Swim & Tennis Club Banquet Room
- 5:00 – 7:00 pm Wednesday, May 4th - Newport Hills Swim & Tennis Club Banquet Room
- 4:30 – 6:30 pm Tuesday May 10th - Newport Hills Swim & Tennis Club Banquet Room
- 6:00 – 8:00 pm Wednesday, May 11th - Newport Hills Swim & Tennis Club Banquet Room
- 1:00 – 3:00 pm Saturday, May 14th - Newport Hills Swim & Tennis Club Banquet Room

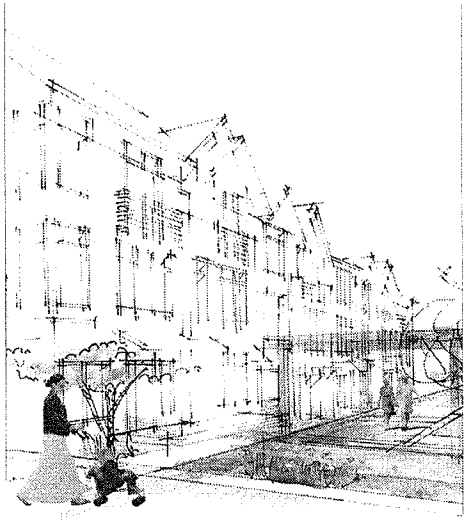
In the meantime, should you have questions, please feel free to contact me directly at (425) 455-4253 or davidm@intra-corp.com.

Sincerely,

David MacDuff

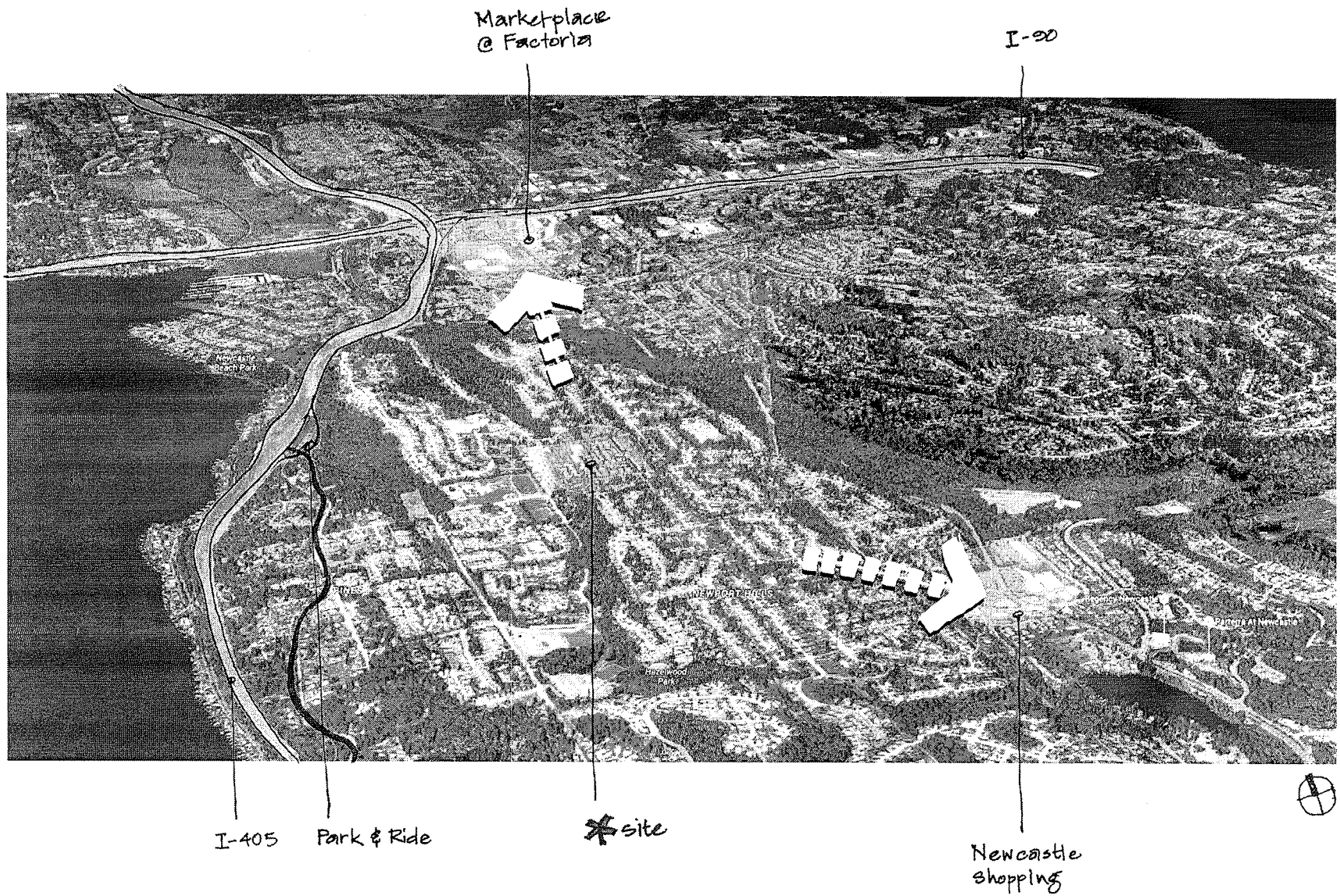
David MacDuff
Intracorp

NEWPORT HILLS VILLAGE



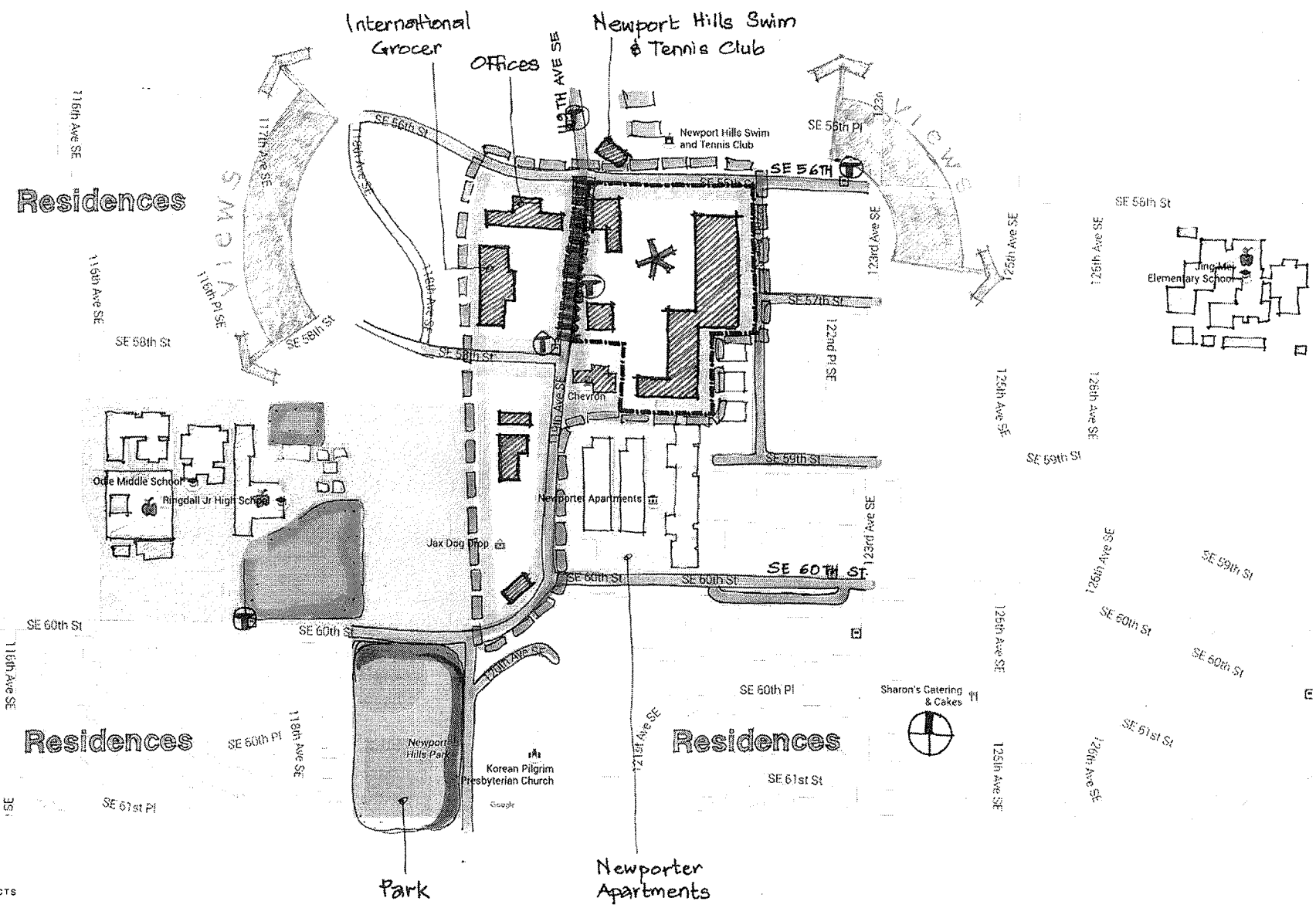
baylis ARCHITECTS

WEISMANDESIGNGROUP



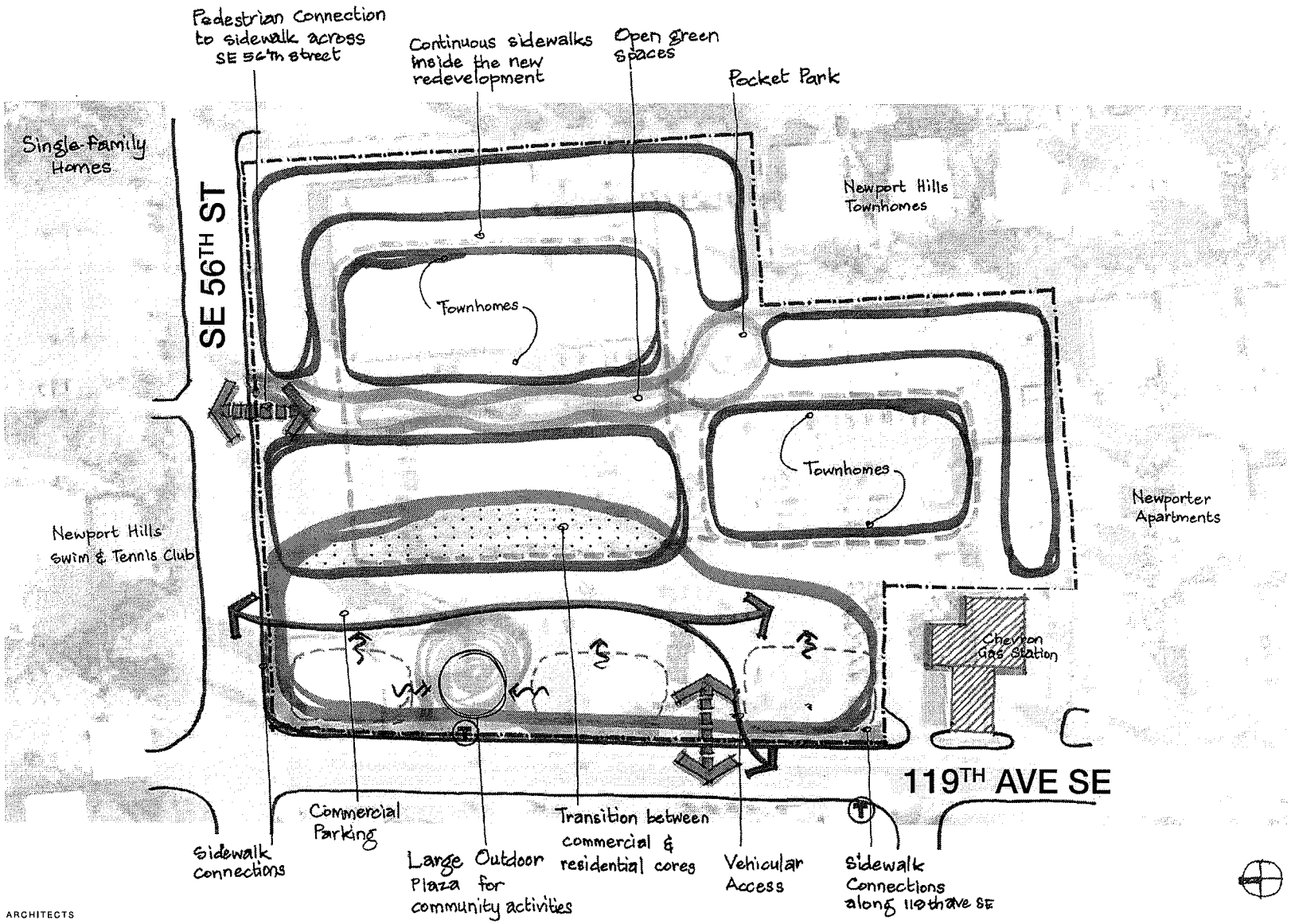
baylis ARCHITECTS

REGIONAL CONTEXT | 2 |



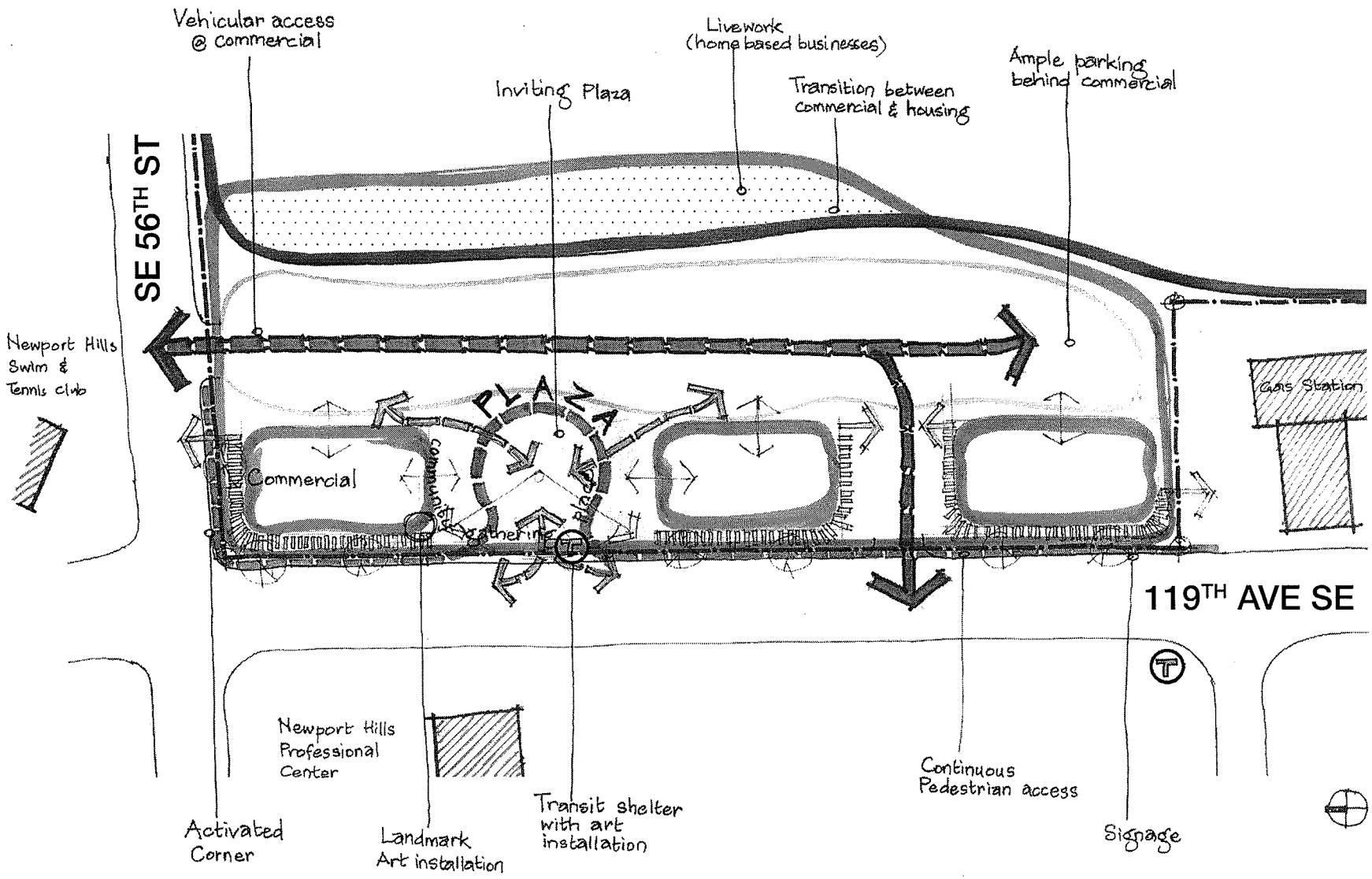
baylis ARCHITECTS

HEART OF THE NEIGHBORHOOD | 3 |



baylis ARCHITECTS

PROPOSED SITE CONCEPT | 4 |



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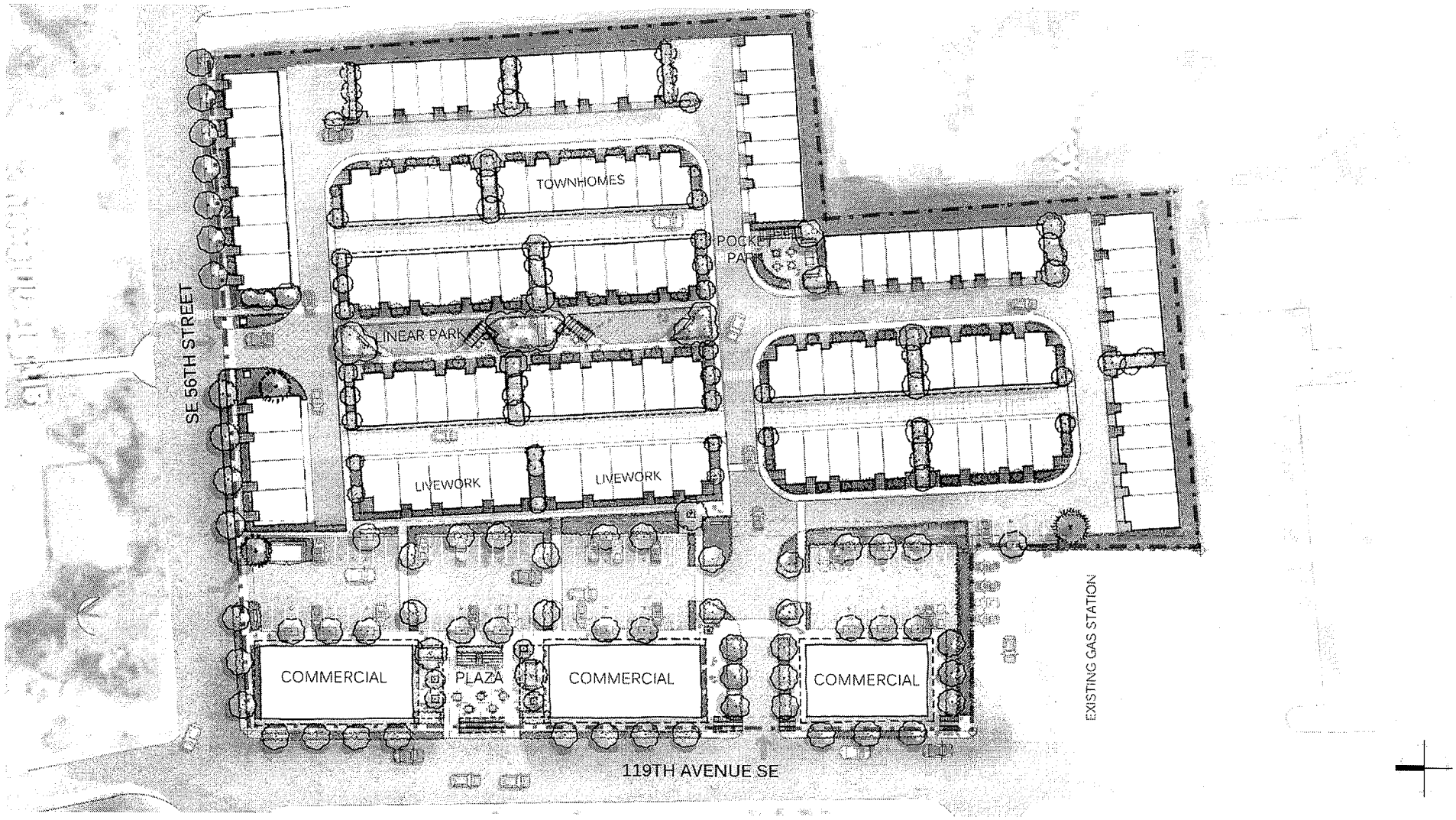
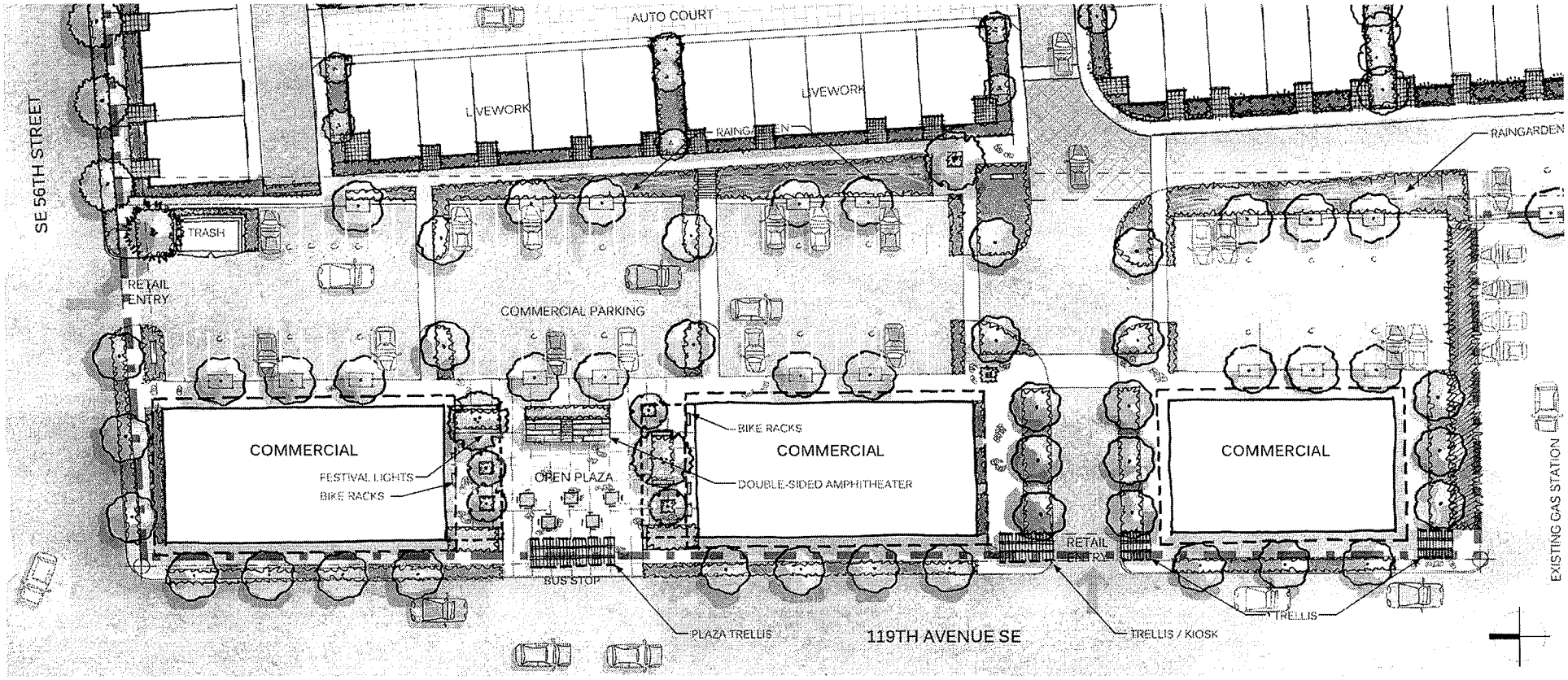


baylis ARCHITECTS

WEISMANDESIGNGROUP

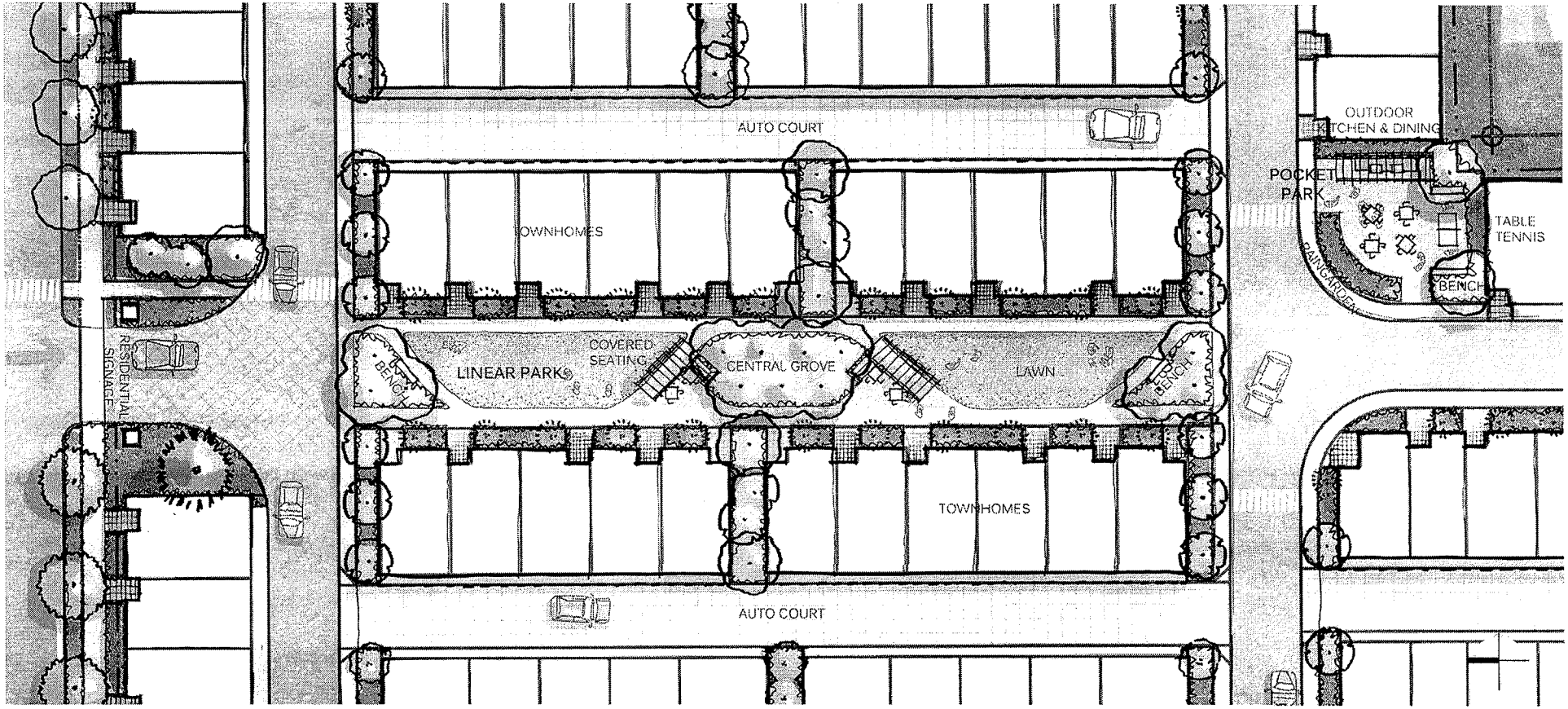
PROPOSED SITE PLAN | 6 |



COMMERCIAL PLAZA AND TRANSITION TO LIVE-WORK UNITS | 7 |

baylis ARCHITECTS

COMMERCIAL/LIVE-WORK UNITS RENDERING | 8 |


AUTO COURT
TOWNHOMES
OUTDOOR
KITCHEN & DINING
POCKET
PARK
TABLE
TENNIS
BENCH
PARKING AREA
RESIDENTIAL
SIGNAGE
BENCH
COVERED
SEATING
LINEAR PARK
CENTRAL GROVE
LAWN
BENCH
TOWNHOMES
AUTO COURT

baylis ARCHITECTS

RESIDENTIAL OPEN SPACE AND PARK LINKAGE RENDERING

Matz, Nicholas

From: Matz, Nicholas
Sent: Friday, April 29, 2016 4:06 PM
To: 'Brown'
Subject: RE: Newport Hills Rezone

You're welcome, Mr. and Mrs. Brown. Please stay engaged on this review.

Nicholas Matz AICP
Senior Planner
425 452-5371

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From: Brown [mailto:gregerbrown@gmail.com]
Sent: Friday, April 29, 2016 12:51 PM
To: Matz, Nicholas <NMatz@bellevuewa.gov>
Subject: Newport Hills Rezone

Mr. Matz,
Thank you to COB for hosting the meeting last night at Ringdall. Our opinion about changing the zoning of the shopping center area has not changed. We are still adamantly against it because we feel the Newport Hills area has been maxed out for residential usage. Looking at Intracorp's plan made that even more apparent to us. We cannot visualize cars from 110 units entering and exiting onto 119th and 56th. That intersection is already often at odds with all the traffic. We plead with COB not to even consider a rezone until the construction AND inhabiting of all the units currently under construction in Newcastle have taken place. We think you will find that new population will have a huge impact on the streets in and surrounding Newport Hills.

After listening to the representative from Intracorp, we had the feeling that this rezone was a done deal. We also had the impression that most attending the meeting are not in favor of this rezone and development. We would certainly hope that COB is listening to the residents who have to coexist with any new development and less to the company that wants to profit from it. Please don't serve something up to us on a plate that we do not want just because you think it will be good for us. We think there are far more points against a rezone than for it. Remember, we, the neighbors and home owners, are the ones who are going to have to live with it 24/7. You just get to walk away from any decisions you make.

It is our understanding that there was another prospective buyer, at a higher price, for the shopping center but it came in after Intracorp's offer. This prospective buyer wanted to keep it as a shopping/service center. I think it's important to remember that "shopping center" doesn't necessarily mean retail sales. There are demands for many other services that could occupy space

in a newly revitalized center. So maybe we shouldn't just think retail when we think of this center. It breaks my heart to see the current tenants who will be shoved out because there is no room for them "at the inn". We really hurt for the baseball community if they lose Stod's. It brings to mind all of those businesses in the new Spring District that will no longer be there when it is redeveloped. We can't imagine that all the automobile repair shops will be a part of it and where are we all to go in the future for those services. We will be forced to drive further away from Bellevue to receive services needed. We don't want that to happen in our neighborhood.

Please listen to the residents of the Newport Hills area and don't force something on us that we do not want. Thanks for listening.

Mr. and Mrs. B. K. Brown

Matz, Nicholas

From: David MacDuff <DavidM@intra-corp.com>
Sent: Thursday, April 28, 2016 11:15 AM
To: Kenneth Thiem
Cc: Matz, Nicholas
Subject: RE: Newport Hills Shopping Center Site.

Ken, you are welcome regarding the invitation. Regarding you question, the proposed CPA only amends a portion of the site's NB designation. The portion fronting 119th will continue to be NB. I'm sure the City can confirm this as well. Should you have other questions prior to meeting don't hesitate to reach out.

Regards,

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

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

From: Kenneth Thiem [mailto:kthiem27@gmail.com]
Sent: Thursday, April 28, 2016 9:45 AM
To: David MacDuff <DavidM@intra-corp.com>
Cc: nmatz@bellevuewa.gov
Subject: Newport Hills Shopping Center Site.

Thanks for the invitation to the open house meetings related to Intracorp's proposal for the NHSC site.

My understanding of the proposed CPA is that it would allow for the site to be rezoned Multi-Family. Since none of the existing commercial uses are permitted in a MF zone, I believe those uses would become "legal non-conforming." How can these businesses "return to the new projects as tenants."

Please ask City staff to speak to this issue at the upcoming meetings.

Sincerely,

K. Thiem

Matz, Nicholas

From: Matz, Nicholas
Sent: Thursday, April 28, 2016 10:19 AM
To: 'Kenneth Thiem'; davidm@intra-corp.com
Cc: 'Natalie Quick'; Jessica Clawson
Subject: RE: Newport Hills Shopping Center Site.

Hi Ken-

City staff can speak to this now, and will speak to this issue in the upcoming meetings as requested. The proposal is for a portion of the existing Newport Hills Shopping Center to be designated MF-H, not all of it. For purposes of the CPA review the applicant has proposed approximately 85% of the 5.9-acre property for this. Areas of the property whose designation is not potentially amended would remain NB. Uses permitted under NB zoning would be located (or remain located) in NB zoning. The Intracorp proposal does not suggest placing permitted uses in areas not allowed by zoning.

Nicholas Matz AICP
Senior Planner
425 452-5371

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From: Kenneth Thiem [mailto:kthiem27@gmail.com]
Sent: Thursday, April 28, 2016 9:45 AM
To: davidm@intra-corp.com
Cc: Matz, Nicholas <NMatz@bellevuewa.gov>
Subject: Newport Hills Shopping Center Site.

Thanks for the invitation to the open house meetings related to Intracorp's proposal for the NHSC site.

My understanding of the proposed CPA is that it would allow for the site to be rezoned Multi-Family. Since none of the existing commercial uses are permitted in a MF zone, I believe those uses would become "legal non-conforming." How can these businesses "return to the new projects as tenants."

Please ask City staff to speak to this issue at the upcoming meetings.

Sincerely,

K. Thiem

Matz, Nicholas

From: Pat Hunter <pathunter@gmail.com>
Sent: Wednesday, April 27, 2016 9:42 PM
To: Matz, Nicholas
Subject: rezoning of the shopping area

We do not feel the shopping area should be rezoned! We have lived here for about 40 years. This would increase traffic even more and would change the complexion of the area with more crowding of the schools, take our business area out,and sense of community. We do not need more people in this area. Also the business area is busy day and night - check out the parking lot. This plan can only make money for few at the expense of all. This is not a good plan!!!! Pat and Jack Hunter

Matz, Nicholas

From: Matz, Nicholas
Sent: Monday, May 02, 2016 1:56 PM
To: 'Alex Golan'
Subject: RE: Newport Hills shopping center

Mr. Golan-

I missed this request; my apologies.

An application to amend the Comprehensive Plan has been made for the Newport Hills Shopping Center at 5600 119th Ave SE. The proposal is a map change of approximately 4.4 of the total 5.9-acre site from Neighborhood Business (NB) to Multifamily-High (MF-H). Frontage along 119th Ave SE would remain NB. The applicant seeks a rezone then to allow construction of attached housing units at up to 30 units per acre. The application has generated a great deal of interest; in addition to community meetings on March 9 and April 28, and meetings with the executive boards of the Newport Hills Community Club and Lake Heights Neighborhood Association, and a presentation by the mayor at the recent NHCC annual meeting the application has also been introduced to the Planning Commission. A first public hearing on the proposal is anticipated on June 1.

The application is undergoing review by city staff for purposes of preparing a recommendation for the June 1 public hearing. Written public comments may be provided by email or regular mail and all such comments will be placed in the Planning Commission's public record of the proposal. The Commission will hold the public hearing and take written and oral testimony, review the staff recommendation and materials provided by the applicant, and make a recommendation as to whether to continue to review the proposal in a second stage. This recommendation goes to the City Council for their action.

Please let me know what else we can provide.

Nicholas Matz AICP
Senior Planner
425 452-5371

-----Original Message-----
From: Alex Golan [mailto:alexgolan@comcast.net]
Sent: Wednesday, April 27, 2016 6:42 PM
To: Matz, Nicholas <NMatz@bellevuewa.gov>
Subject: Newport Hills shopping center

Hello Mr. Matz. I'm a Newport Hills resident interested in knowing about any proposed changes to the neighborhood shopping center. Can you please proved me a summary of the proposal and the current status of the process? Thank you very much.

Alex Golan

Sent from my iPhone

Matz, Nicholas

From: Chris Trentham <Chris.Trentham@lewisbuilds.com>
Sent: Tuesday, April 26, 2016 8:38 AM
To: Matz, Nicholas
Subject: Re: Bellevue Planning Commission spring hearing scheduling on 2016 privately-initiated Comprehensive Plan Amendments (CPA)

Yes I received the information, thank you for following up.

Thank you,

Chris Trentham
206.200.6182

> On Apr 26, 2016, at 7:51 AM, "NMatz@bellevuewa.gov" <NMatz@bellevuewa.gov> wrote:
>
> Chris-
>
> I hope you received notice via Next Door from our Neighborhood Outreach colleagues regarding Thursday's city-sponsored community engagement meeting on Thursday, April 28, 2016 from 6:30-8 pm at Ringdall School. I also sent a copy of their notice out to parties of record to the CPA. You are likely to find more information there about the ongoing community engagement both by the city and by Intracorp. In addition, the city-sponsored meeting has an optional on-site field visit of the shopping center site.
>
> Nicholas Matz AICP
> Senior Planner
> 425 452-5371
>
>
> -----Original Message-----
> From: Matz, Nicholas
> Sent: Friday, April 15, 2016 7:03 AM
> To: 'Chris Trentham' <Chris.Trentham@lewisbuilds.com>
> Subject: RE: Bellevue Planning Commission spring hearing scheduling on 2016 privately-initiated Comprehensive Plan Amendments (CPA)
>
> Chris-
>
> We'll find out from them and let you know...
>
> Nicholas Matz AICP
> Senior Planner
> 425 452-5371
>
>
> -----Original Message-----
> From: Chris Trentham [mailto:Chris.Trentham@lewisbuilds.com]
> Sent: Thursday, April 14, 2016 7:00 PM

> To: Matz, Nicholas <NMatz@bellevuewa.gov>
> Subject: Re: Bellevue Planning Commission spring hearing scheduling on 2016 privately-initiated Comprehensive Plan Amendments (CPA)
>
> I haven't heard anything about them talking to the community. How was that information being distributed?
>
> Thank you,
>
> Chris Trentham
> 206.200.6182
> Superintendent
> Lease Crutcher Lewis
>
>> On Apr 14, 2016, at 1:42 PM, "NMatz@bellevuewa.gov" <NMatz@bellevuewa.gov> wrote:
>>
>> Chris-
>>
>> The city doesn't have anything; Intracorp is preparing to hold a series of community meetings for which they're likely to show some graphics around conceptual plans and such. It'd be worth attending those meetings when they happen (pretty soon, I think).
>>
>> Nicholas Matz AICP
>> Senior Planner
>> 425 452-5371
>>
>>
>> -----Original Message-----
>> From: Chris Trentham [mailto:Chris.Trentham@lewisbuilds.com]
>> Sent: Wednesday, April 13, 2016 5:32 PM
>> To: Matz, Nicholas <NMatz@bellevuewa.gov>
>> Subject: Re: Bellevue Planning Commission spring hearing scheduling on 2016 privately-initiated Comprehensive Plan Amendments (CPA)
>>
>> Nicholas,
>>
>> We met at the COB proposed rezoning meeting on March 9 and the Newport Hills Community meeting.
>>
>> In regards to the Newport Hills Shopping Center, Curious if there are any proposed plans from developer available for public review?
>>
>>
>>
>> Thank you,
>>
>> Chris Trentham
>> 206.200.6182
>>
>> On Mar 30, 2016, at 2:50 PM, "NMatz@bellevuewa.gov<mailto:NMatz@bellevuewa.gov>" <NMatz@bellevuewa.gov<mailto:NMatz@bellevuewa.gov>> wrote:
>>

>> Threshold Review public hearings for each of the five 2016 site-specific privately-initiated Comprehensive Plan Amendments (CPA) have now been rescheduled to May 25, 2016. A staff report and recommendation will be available with the published notice of the hearing, approximately three weeks before the hearing date.
>>
>> The Bellevue Planning Commission was introduced in Study Session to the 2016 site-specific privately-initiated Comprehensive Plan Amendment (CPA) applications on Wednesday, March 9, 2016.
>>
>> This is not a legal notice; you are receiving this courtesy information because you are the applicant, agent, or party of record to one or more of these CPA applications.
>>
>> Please contact me with any questions or issues.
>>
>> Nicholas Matz AICP
>> Senior Planner
>> 425 452-5371
>> <image001.png>

Matz, Nicholas

From: John <johneliason@msn.com>
Sent: Monday, April 25, 2016 9:06 AM
To: Matz, Nicholas
Subject: Re: 2015 Bellevue Concurrency Update

Thank you for sending this report. I am a commuter in AM peak traffic. This morning, there was significant back up on 112th and on 60th. Both of these entrances to 405 can be backed up to the old junior high school and to the new Newport Elementary school. Coal Creek is a mess and would not meet any concurrency standard in AM peak. I am surprised that any of these intersections get a barely meeting standard in this report. With the new housing under construction in Newcastle I am positive that we will see additional cut through traffic heading to 405 through Newport Hills that will make these intersections worse.

Background traffic for for the model to rezone the shopping center should be updated to project the current failing intersections and the future cut through traffic from the Newcastle development.

The addition of R30 maximum density to this already challenged area seems impossible to approve. The loss of the internal trips (I dropped off my shirts to be cleaned and stopped at the post office.) from the current retail will add to this mess.

John Eliason

On Apr 25, 2016, at 7:55 AM, NMatz@bellevuewa.gov wrote:

> Mr. Eliason-
>
> I don't recall if I sent you this report; here is a PDF and a link to the City website for the 2015 report (the document is found under Concurrency Update under Plans and Studies – Plans:
>
> http://www.bellevuewa.gov/8539.htm
>
> Please let me know when you have questions; I welcome the dialogue.
>
> Nicholas Matz AICP
> Senior Planner
> 425 452-5371
>
> One City
> Committed to Excellence
>
> **From:** John [mailto:johneliason@msn.com]
> **Sent:** Tuesday, April 12, 2016 7:12 PM
> **To:** Matz, Nicholas <NMatz@bellevuewa.gov>
> **Subject:** Re: Voice Mail (52 seconds)
>
> Thank you for making sure I am on the list. Since I didn't receive the notice, I was concerned.
>
> Could you confirm the name of the traffic engineer? Are they experienced with master planned communities? Are you taking into account the adverse impact of added traffic from the Newcastle

development? Currently Newport Hills experiences pass through traffic from coal Creek. This will only get worse. All of our intersections to I405 are currently LOS F in AM peak hours. These intersections will most certainly get worse with the Newcastle development and this proposed new multi family at R30. Are you taking into account the adverse impact of all the jobs lost and the businesses lost with the loss of retail in Newport Hills community?

See also my comment about the developer's traffic engineer. Is the city of Bellevue allowing the developer to hire their own traffic engineer?

John Eliason

Nicholas Matz AICP
Senior Planner
425 452-5371

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<Concurrency Report 4-2015 Final.pdf>

Matz, Nicholas

From: Matz, Nicholas
Sent: Friday, April 22, 2016 2:44 PM
To: 'Raphael Gottardo'
Subject: RE: Newport Hills Comprehensive Plan

The shopping center area between SE 56th, 119th Ave SE and the adjacent multifamily areas.

Nicholas Matz AICP
Senior Planner
425 452-5371

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From: Raphael Gottardo [mailto:raphgott@gmail.com]
Sent: Friday, April 22, 2016 2:43 PM
To: Matz, Nicholas <NMatz@bellevuewa.gov>
Subject: RE: Newport Hills Comprehensive Plan

Thank you. This is very helpful. What is the actual boundaries of the area being affected? South of 56th, north of 60th, etc? Would the current buildings be demolished?

Raphael

On Apr 22, 2016, 2:31 PM -0700, NMatz@bellevuewa.gov, wrote:

> Mr. Gottardo-
>
> The city's long range plan is amended through the Comprehensive Plan Amendment (CPA) process. For Newport Hills, the subarea comprehensive plan has long supported redevelopment of the shopping center. It is designated and zoned for Neighborhood Business. At issue are different opinions about how that redevelopment could or should be accomplished. These different opinions are held by long time community members, newer community members, business owners and tenants, the city through the Comp Plan and a 2011 economic revitalization analysis, and the long time property owner.
>
> The property owner has been soliciting redevelopment proposals, and Intracorp has optioned the land with an idea towards changing the neighborhood business to a multifamily zoning that would allow up to 30 units per acre of townhouse-style housing. A perspective on this amount of residential density is that it looks much like what is already built in residential housing to the east and south of the shopping center site. These areas are zoned R-30. The new residential development of up to 130 townhouse units would occupy the eastern 4+ acres of the 5.9 acre site; the balance of the area from the gas station north to SE 56th along 119th street frontage would see redeveloped Neighborhood Business uses and zoning (approximately 12-15,000 square feet of commercial uses). To gain comparable perspective, the existing buildings on the shopping

center site (not the gas station or anything on the west side of 119th) contain approximately 48,000 square feet.

The CPA process is the proper place to test out the Intracorp proposal to solve redevelopment of the site. As you can imagine, there are also many different opinions about whether this is the right solution for the owner, the developer, and the community. The CPA process is lengthy, with multiple study and hearings before the Bellevue Planning Commission. The first hearing is currently scheduled for May 25, 2016. A community information sharing meeting is sponsored by the City of Bellevue on April 28, 2016 from 6:30 to 8:00 pm at Ringdall school. The total CPA review process is likely to conclude in late fall, with final actions before the City Council. If successful, a rezone and building permits would follow, likely in 2017. If not successful, it is reasonable to presume the property owner will continue to solicit other redevelopment proposals. Anything not Neighborhood Business would go through the CPA review again.

I can't speak to the issue of the process and proposal affecting the value of the house you are contemplating buying. The Newport Hills neighborhood is one of Bellevue's more rapidly growing neighborhoods. No redevelopment means things stay the way they are; redevelopment means new housing. The various Newport Hills communities are divided on which of these is the good thing and which is the bad; at the end you must gather the information you think you need to influence this decision for your household.

Please attend the Thursday meeting and you'll hear even more about the process.

Nicholas Matz AICP
Senior Planner
425 452-5371

-----Original Message-----
From: Raphael Gottardo [mailto:raphgott@gmail.com]
Sent: Friday, April 22, 2016 1:49 PM
To: Matz, Nicholas <NMatz@bellevuewa.gov
Subject: Newport Hills Comprehensive Plan

Dear Nicholas,

We're are in the process of buying a house in the Newport hills neighborhood (on 123rd) very close the newport hills shopping center.
I came across the newport hills comprehensive plan while doing some research online and found your contact info.

I was wondering if you had more details? Particularly regarding the re-zoning, plans for new stores/shops, and timeline.
Basically, I'd like to make sure that this wouldn't affect the value of the house if we were to buy it.
I'd be happy to discuss over the phone if it's easier at 206-724-8592.

We have to finalize things on Monday, so it would be great if I could get some info from you before then (if possible).
Thank you.

Raphael

Matz, Nicholas

From: Matz, Nicholas
Sent: Friday, April 22, 2016 12:08 PM
To: 'torifamily@yahoo.com'
Cc: Nunnelee, Sandra J.; Taylor, Sharon L.; Helland, Carol; Stroh, Dan; Cullen, Terry; McCormick-Huentelman, Mike; Carlson, Ying
Subject: RE: Projects # 16-123762-AQ and 16-123801-LQ

Ms. Radabaugh-

Thank you for your comment submittal to the City Council on the Newport Hills Village Comprehensive Plan Amendment (16-123752 AC) and rezone (16-123801 AC). Councilmember Robertson and the Council office graciously forwarded these comments and they will now become part of the record that the Planning Commission will use in its review and public hearing of the proposal as it develops a Threshold Review recommendation for City Council action.

By this submittal you become a party of record to the application and review, and you will receive notice of hearings and actions.

Please contact me with any questions or issues.

Nicholas Matz AICP
Senior Planner
425 452-5371

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From: Victoria Anne [mailto:torifamily@yahoo.com]
Sent: Thursday, April 21, 2016 15:30
To: Council <Council@bellevuewa.gov>
Subject: Projects # 16-123762-AQ and 16-123801-LQ

Dear Bellevue City Council members,

I am a lifelong Bellevue resident currently raising my family in Newport Hills. The owner of the infamously rundown strip mall in our neighborhood has applied for his property to be re-zoned so that he can reportedly sell it for maximum profit. I am asking that our officials deny this application. Bellevue appropriately zoned this property many decades ago. Just as was true back then, this neighborhood can benefit from a quaint shopping center but cannot accommodate a commercial complex with additional multi-family homes.

I ask our officials to recognize that Newport Heights Elementary is already beyond capacity, now resorting to portables to handle the uncomfortably overpopulated school. Traveling on or off the hill during morning and afternoon rush hour can literally take 45 minutes when it theoretically should take five minutes, so adding more multi-family housing units to an at-capacity neighborhood would only make a bad traffic situation into a frankly dangerous one. Simply walking on our streets is already

precarious given that irresponsible Newcastle overdevelopment is resulting in an undeniable increase in angry drivers racing through our streets to avoid the Coal Creek snarl. Even the Tyee Middle School buses struggle with being late many mornings because they simply cannot get off the hill. In addition, plunking a large, multi-story complex smack in the middle of an otherwise quiet, residential neighborhood would look and feel as ridiculous as allowing someone to build a high-rise in the middle of residential Enatai or on the top of Somerset simply because a seller and/or developer requests it. Just because something can be done doesn't always mean that it should be done, and this is a perfect example of how common sense and objective data can be massaged to do the wrong thing.

Please, on behalf of your fellow residents and tax-payers, do what is right for the people of Newport Hills. Please stay true to what early Bellevue planners knew to be healthy, safe and appropriate for our community. As residents, we are entirely reliant on you to represent our voice and exercise strength of will in the face of short-sighted sellers and aggressive developers. This property could use improvement, to be sure, but *not* expansion and definitely *not multi-family and/or multi-story zoning*. With the aid of both common sense and sound data please deny rezoning Project # 16-123762-AQ and #16-123801-LQ.

Sincerely,
Victoria Radabaugh
5168 128th Ave SE
Bellevue, WA 98006

Matz, Nicholas

From: Kenneth Thiem <kthiem27@gmail.com>
Sent: Friday, April 22, 2016 8:47 AM
To: Matz, Nicholas
Subject: Re: 16-123752 AC Newport Hills Village Comprehensive Plan Amendment applicants, agents and parties of record

Nicholas,
Thanks for the info
Ken

On Thu, Apr 21, 2016 at 3:05 PM, <NMatz@bellevuewa.gov> wrote:

All-

While the review process continues for the Comprehensive Plan Amendment (next stop May 25, 2016 Threshold Review public hearing) the City of Bellevue is sponsoring a special outreach opportunity for an evening of conversation and information sharing. This information *below* went out via Next Door; you are now receiving it as parties of record. Please note that this is not a Planning Commission meeting or hearing and this email is not a legal notice; you are receiving this courtesy information because you are the applicant, agent, or party of record to this CPA application.

Newport Hills Shopping Center Development Meeting

Date: Thursday, April 28
Time: 6:30-8:00pm
Location: Ringdall Junior High School Commons, 11650 SE 60th St, Bellevue

Dear Neighbors,
Please come join the City of Bellevue for an evening of conversation and information sharing about the development plans for the Newport Hills Shopping Center.

As many of you have known or heard, there is currently a Comprehensive Plan Amendment application initiated by the potential buyers of the Newport Hills Shopping Center. What does this mean for our neighborhood? What's the City's role in this process and how do I participate and learn more? These are some of the questions raised by neighbors. We would love to take this opportunity to meet with residents who care deeply about the shopping center redevelopment to share information, answer questions and discuss concerns.

We will start the meeting by walking to the shopping center site for a tour from the Ringdall school and then go back to the school Commons for discussion and Q&A.

Refreshment will be served and everyone is welcome. We look forward to seeing you and hearing from you at the meeting!

Please contact me with questions you may have about the process.

Nicholas Matz AICP

Senior Planner

425 452-5371

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Newport Hills Community Meeting
April 28, 2016

Name Catherine Parker
Email catherine.parker@gmail.com

How important is redeveloping the Newport Hills Shopping Center to you? And why?

I would rather that the Shopping Center remain un-redeveloped than have the current suggested redevelopment. THIS PLAN IS A TERRIBLE IDEA.

Other Comment:

Newport Hills Community Meeting
April 28, 2016

Name Kelly Farrell
Email farrellkelly@comcast.net

How important is redeveloping the Newport Hills Shopping Center to you? And why? Please don't rezone this area.

A big part of our decision to buy our home in this neighborhood was that it was an established community. We don't want to see more housing. There are a lot more families moving into the neighborhood, solely for the Bellevue School district, this should be considered now, not down the road. Our neighborhood school can't support the current enrollment, they did their studies after the fact when the school was already rebuilt.

Other Comment:

Newport Hills Community Meeting
April 28, 2016

Name Christine Zomorodian
Email christine.zomorodian

How important is redeveloping the Newport Hills Shopping Center to you? And why? Important, but it must be done right.
Neighborhood retail is important! Traffic is only getting worse and this is one solution.
Supporting local businesses is important.
Some type of grocery that supports basic grocery needs is important.
What about fitness?? At least a yoga/pilates studio.
Local vibrancy is important increasing walkability with pedestrian and bike lane improvements should be part of the plan.

Other Comment:
Mixed use is fine, low-density multifamily is fine, but not at the cost of losing so much retail space.

I live in Forest Glen, across Coal Creek. We patronize NH businesses.

Has Bellevue considered bringing in/building a neighborhood fitness center? I saw a fantastic example in Park City, UT → worth investigating.

I suspect that the studies showing the neighborhood can support 20K sf. are out-of-date. Better retail and community space will bring more business, Especially from the other adjoining neighborhoods. We want Newport Hills to have its own character.

Newport Hills Community Meeting
April 28, 2016

Name Margaret Santjer
Email margaret@santjer.com

How important is redeveloping the Newport Hills Shopping Center to you? And why?

I would like to see the shopping center revitalized and kept as a central community gathering place. It gives the neighborhood character and encourages walking and community-building. Dense multi-family housing and smaller retail square footage will discourage this. The shopping center serves a need and can help keep residents from having to drive to Newcastle or Factoria for services.

Other Comment:

I am very concerned about the impact on the neighborhood school - Newport Heights Elementary has 1 portable unit, with another set for next fall. This is without any additional housing being built. Families are snapping up houses in one weekend, paying cash for $800K houses. They can support local businesses.

Newport Hills Community Meeting
April 28, 2016

Name Nancy + Jim Chase
Email nachase@msn.com

How important is redeveloping the Newport Hills Shopping Center to you? And why?

We would like to see the shopping center rejuvenated, BUT traffic issues need to be addressed first. Traffic on 119th is congested now. We live on 119th and frequently have trouble getting out of our driveway.

Other Comment:

Newport Hills Community Meeting
April 28, 2016

Name Mark Gardner
Email mark.gardner1@gmail.com

How important is redeveloping the Newport Hills Shopping Center to you? And why? Getting an owner who is willing to invest in the NHSC as it makes $$ Financial sense is vital. Redeveloping with a housing first strategy is absolutely unacceptable.
I am against changing the zoning of the NHSC area.
NHSC has added 2 important tenants in Stods + Resonate Pizza.
The shopping center is very full every night. The businesses have Synergy. Kids @ Stods, parents @ Resonate + the Mustard seed.
Taikwondo + the Dance Studio are also thriving.
Awritta report saying NHSC is mostly empty is either ignorant or deceptive.

Other Comment:

The "unaffected" Chevron property would be dramatically impacted by eliminated parking + enough room for double long fuel trucks to refill the gas tanks.

I support redevelopment under existing NB zoning.

Existing walkability to kids Activities (Healthy) and Family Restaurants is very attractive. combined with the swim club. We walk a lot.

Newport Hills Community Meeting
April 28, 2016

Name Matt Dekker
Email m.dekker@comcast.net

How important is redeveloping the Newport Hills Shopping Center to you? And why?

It is very important.
The current state of the shopping center is a perfect illustration of how not to enhance the neighborhood.

Other Comment:

Since it would be ~10 years between between the last retail study (2010) and when this proposal could open (~2020) please review the retail landscape sooner rather than later.

Newport Hills Community Meeting
April 28, 2016

Name Barb and Bill Roelfsh
Email billr@serv.net

How important is redeveloping the Newport Hills Shopping Center to you? And why? Building high density housing will change the neighborhood in a negative fashion. Traffic is already extremely high and the introduction of 110 new dwellings with average occupancy of 2 people will probably add 240 additional commuters to an already overburdened traffic infrastructure.

Other Comment:
We need more things for younger people and kids to do. Do not neglect older people either. Bellevue in general is lacking in plans for both of these demographics

Newport Hills Community Meeting
April 28, 2016

Name DANIEL BRAKUS
Email dbrakus@gmail.com

How important is redeveloping the Newport Hills Shopping Center to you? And why? IT IS VERY IMPORTANT TO OUR FAMILY BECAUSE WE ARE NOT MOVING.

Other Comment: (1) NUMBER ONE MAIN CONCERN FOR OUR FAMILY IS HOW TO EASE (SLOW) THE TRAFFIC ON 119TH. SPEED LIMIT IS 25 & THE AVE CAR SPEED IS 35-40 MPH ||

(2) THE ARCHITECTURE NEEDS TO BE CONSISTENT W/ THE NEIGHBORHOOD STYLE. IE. 50-60. PAUL ERKEL HOUSE IN THE neighborhood FOR EXAMPLE. LIGHT yellow COTTAGE STYLE LIKE IN ISSAQUAH HEIGHTS IS NO good.

(3) Need TO HAVE CONDO NOT RENTAL IF doing mix USE NO QUALITY OF TENANTS ARE IMPORTANT.

Newport Hills Community Meeting
April 28, 2016

Name Pat Hunter
Email pathunter@gmail

How important is redeveloping the Newport Hills Shopping Center to you? And why? Only as a retail shopping center!!!
I want to keep the community feeling. I do not want more people or traffic. We have enough + more to come from Issaquah.

Other Comment:
Your conception of public space is way off.
Not enough speaking for you or your community.

Newport Hills Community Meeting
April 28, 2016

Name Frederick R. Jeffers
Email rrjeffersfam@gmail.com

How important is redeveloping the Newport Hills Shopping Center to you? And why?

Very important. Currently, the shopping center is a rotting corpse. It needs to be redeveloped. The proposal is essentially sound.

Other Comment:

Newport Hills Community Meeting
April 28, 2016

Name AL GARMAN
Email algarman1@gmail.com

How important is redeveloping the Newport Hills Shopping Center to you? And why?

Very important, it's my neighborhood.

Other Comment:

I am in favor of developement and more housing but worried about traffic and impact on BSD.

Newport Hills Community Meeting
April 28, 2016

Name Ken Wiles
Email heyba@mustardseedgrill.com

How important is redeveloping the Newport Hills Shopping Center to you? And why? Very, I am a tenant of the shopping center for 20+ years. This Decision affects me personally. The lack of retail space with intracorp affects the community. 12-15 thousand retail space is not enough. Mixed use was the recomdation of COB. NOT R-30. The Sales Tax loss for the COB is also something to think about. My business has paid over 1 million in sales tax & gambling (Rill TAB) Taxes.

Other Comment:

I Dont think this is the right fit for Newport Hills commericial District.

Thanks for reading my view.

Ken
Mustard Seed Grill & Pub

Newport Hills Community Meeting
April 28, 2016

Name Lillian Baillie
Email lilnb3@uns.edu

How important is redeveloping the Newport Hills Shopping Center to you? And why? Very important. I've lived in Newport hills for 19 years and plan to live here forever. This destruction of my beloved neighborhood community shopping center is horrible. This is not being done for the "redevelopment" of a neighborhood space but for the profits of Intra corporation and overcrowding our neighboorhood.

Other Comment:
There is nothing we as a neighborhood would hate more than to see it destroyed. Stop this corporation from making profits off a needy neighborhood. We need a property owner who will maintain the history and character that makes Newport Hills great. How can we know that the final plan will be what was shown today?

Newport Hills Community Meeting
April 28, 2016

Name B & P Brown
Email gregerbrown@gmail.com

How important is redeveloping the Newport Hills Shopping Center to you? And why?

Only want it redeveloped as Retail - No housing of any type. Infrastructure of NH cannot handle anymore residents. Development in Newcastle has caused too many traffic problems. Want NH to remain as it is - live here because we want breathing space.

Other Comment:

Intracorp's plan is packed in like sardines. "Public Plaza" is a joke - Room for maybe 15-20 people and that's crowding it. They have not allowed space for existing retail. Only want to see Center sold to a company that will update it and take care of it -

No Zone change! ever

Newport Hills Community Meeting
April 28, 2016

Name Greg Lovern
Email greglove@oz.net

How important is redeveloping the Newport Hills Shopping Center to you? And why?

Given a choice between keeping the small-town atmosphere that Newport Hills has now, and a re-development, I'll take the former. The re development as planned has too little commercial to retain the small-town atmosphere.

Other Comment:

The study that says it can't support much commercial doesn't seem to have taken into account how well it is doing now despite the disadvantage of a very difficult property owner that business owners have to deal with

nmatz @

Newport Hills Community Meeting
April 28, 2016

Name Erin Leach
Email ebireland@yahoo.com

How important is redeveloping the Newport Hills Shopping Center to you? And why?

Other Comment:

While I am excited at the prospect of redevelopment I am greatly concerned and against a rezone that would allow a density of R-30. I believe that is far beyond what our roads and schools can support as they are both overcrowded today.

Newport Hills Community Meeting
April 28, 2016

Name Evelyn Siewert
Email e.siewert@comcast.net

How important is redeveloping the Newport Hills Shopping Center to you? And why?

Very important — I support improvements which can only increase my property value + living experience. (almost) Anything is better than the "ghost town" which exists now

Other Comment: Bring it on!

Newport Hills Community Meeting
April 28, 2016

Name Sue Baugh
Email sue.baugh@comcast.net

Nmatz@bellevuewa.gov.

How important is redeveloping the Newport Hills Shopping Center to you? And why?

Very Important. The current center reflects very badly on the neighborhood. The dilapidated condition of the center is bad for our ~~the~~ property values.

Do It!!

Other Comment:

Newport Hills Community Meeting
April 28, 2016

Name Marlene Wolfe
Email Mawoofi@hotmail.com

How important is redeveloping the Newport Hills Shopping Center to you? And why? Keeping existing businesses in the center is important to me.

Other Comment: The amount of traffic on 119th is terrible at certain times of day. More would be bad.

Also the amount of parking for proposed business is not enough - look how many people are parked for the ones here now when they are busy.

Matz, Nicholas

From: Brown <gregerbrown@gmail.com>
Sent: Friday, April 29, 2016 12:51 PM
To: Matz, Nicholas
Subject: Newport Hills Rezone

Mr. Matz,
Thank you to COB for hosting the meeting last night at Ringdall. Our opinion about changing the zoning of the shopping center area has not changed. We are still adamantly against it because we feel the Newport Hills area has been maxed out for residential usage. Looking at Intracorp's plan made that even more apparent to us. We cannot visualize cars from 110 units entering and exiting onto 119th and 56th. That intersection is already often at odds with all the traffic. We plead with COB not to even consider a rezone until the construction AND inhabiting of all the units currently under construction in Newcastle have taken place. We think you will find that new population will have a huge impact on the streets in and surrounding Newport Hills.

After listening to the representative from Intracorp, we had the feeling that this rezone was a done deal. We also had the impression that most attending the meeting are not in favor of this rezone and development. We would certainly hope that COB is listening to the residents who have to coexist with any new development and less to the company that wants to profit from it. Please don't serve something up to us on a plate that we do not want just because you think it will be good for us. We think there are far more points against a rezone than for it. Remember, we, the neighbors and home owners, are the ones who are going to have to live with it 24/7. You just get to walk away from any decisions you make.

It is our understanding that there was another prospective buyer, at a higher price, for the shopping center but it came in after Intracorp's offer. This prospective buyer wanted to keep it as a shopping/service center. I think it's important to remember that "shopping center" doesn't necessarily mean retail sales. There are demands for many other services that could occupy space in a newly revitalized center. So maybe we shouldn't just think retail when we think of this center. It breaks my heart to see the current tenants who will be shoved out because there is no room for them "at the inn". We really hurt for the baseball community if they lose Stod's. It brings to mind all of those businesses in the new Spring District that will no longer be there when it is redeveloped. We can't imagine that all the automobile repair shops will be a part of it and where are we all to go in the future for those services. We will be forced to drive further away from Bellevue to receive services needed. We don't want that to happen in our neighborhood.

Please listen to the residents of the Newport Hills area and don't force something on us that we do not want. Thanks for listening.

Mr. and Mrs. B. K. Brown

Matz, Nicholas

From: Kenneth Thiem <kthiem27@gmail.com>
Sent: Thursday, April 28, 2016 9:45 AM
To: davidm@intra-corp.com
Cc: Matz, Nicholas
Subject: Newport Hills Shopping Center Site.

Thanks for the invitation to the open house meetings related to Intracorp's proposal for the NHSC site.

My understanding of the proposed CPA is that it would allow for the site to be rezoned Multi-Family. Since none of the existing commercial uses are permitted in a MF zone, I believe those uses would become "legal non-conforming." How can these businesses "return to the new projects as tenants."

Please ask City staff to speak to this issue at the upcoming meetings.

Sincerely,

K. Thiem

Matz, Nicholas

From: Alex Golan <alexgolan@comcast.net>
Sent: Wednesday, April 27, 2016 6:42 PM
To: Matz, Nicholas
Subject: Newport Hills shopping center

Hello Mr. Matz. I'm a Newport Hills resident interested in knowing about any proposed changes to the neighborhood shopping center. Can you please proved me a summary of the proposal and the current status of the process? Thank you very much.

Alex Golan

Sent from my iPhone

Matz, Nicholas

From: Matz, Nicholas
Sent: Monday, April 25, 2016 7:56 AM
To: Eliason
Subject: 2015 Bellevue Concurrency Update
Attachments: Concurrency Report 4-2015 Final.pdf

Mr. Eliason-

I don't recall if I sent you this report; here is a PDF and a link to the City website for the 2015 report (the document is found under Concurrency Update under Plans and Studies – Plans:

http://www.bellevuewa.gov/8539.htm

Please let me know when you have questions; I welcome the dialogue.

Nicholas Matz AICP
Senior Planner
425 452-5371

One City
Committed to Excellence

From: John [mailto:johneliason@msn.com]
Sent: Tuesday, April 12, 2016 7:12 PM
To: Matz, Nicholas <NMatz@bellevuewa.gov>
Subject: Re: Voice Mail (52 seconds)

Thank you for making sure I am on the list. Since I didn't receive the notice, I was concerned.

Could you confirm the name of the traffic engineer? Are they experienced with master planned communities? Are you taking into account the adverse impact of added traffic from the Newcastle development? Currently Newport Hills experiences pass through traffic from coal Creek. This will only get worse. All of our intersections to I405 are currently LOS F in AM peak hours. These intersections will most certainly get worse with the Newcastle development and this proposed new multi family at R30. Are you taking into account the adverse impact of all the jobs lost and the businesses lost with the loss of retail in Newport Hills community?

See also my comment about the developer's traffic engineer. Is the city of Bellevue allowing the developer to hire their own traffic engineer?

John Eliason

Nicholas Matz AICP
Senior Planner
425 452-5371

One City
Committed to Excellence

Matz, Nicholas

From: Raphael Gottardo <raphgott@gmail.com>
Sent: Friday, April 22, 2016 2:43 PM
To: Matz, Nicholas
Subject: RE: Newport Hills Comprehensive Plan

Thank you. This is very helpful. What is the actual boundaries of the area being affected? South of 56th, north of 60th, etc? Would the current buildings be demolished?

Raphael

On Apr 22, 2016, 2:31 PM -0700, NMatz@bellevuewa.gov, wrote:

> Mr. Gottardo-
>
> The city's long range plan is amended through the Comprehensive Plan Amendment (CPA) process. For Newport Hills, the subarea comprehensive plan has long supported redevelopment of the shopping center. It is designated and zoned for Neighborhood Business. At issue are different opinions about how that redevelopment could or should be accomplished. These different opinions are held by long time community members, newer community members, business owners and tenants, the city through the Comp Plan and a 2011 economic revitalization analysis, and the long time property owner.
>
> The property owner has been soliciting redevelopment proposals, and Intracorp has optioned the land with an idea towards changing the neighborhood business to a multifamily zoning that would allow up to 30 units per acre of townhouse-style housing. A perspective on this amount of residential density is that it looks much like what is already built in residential housing to the east and south of the shopping center site. These areas are zoned R-30. The new residential development of up to 130 townhouse units would occupy the eastern 4+ acres of the 5.9 acre site; the balance of the area from the gas station north to SE 56th along 119th street frontage would see redeveloped Neighborhood Business uses and zoning (approximately 12-15,000 square feet of commercial uses). To gain comparable perspective, the existing buildings on the shopping center site (not the gas station or anything on the west side of 119th) contain approximately 48,000 square feet.
>
> The CPA process is the proper place to test out the Intracorp proposal to solve redevelopment of the site. As you can imagine, there are also many different opinions about whether this is the right solution for the owner, the developer, and the community. The CPA process is lengthy, with multiple study and hearings before the Bellevue Planning Commission. The first hearing is currently scheduled for May 25, 2016. A community information sharing meeting is sponsored by the City of Bellevue on April 28, 2016 from 6:30 to 8:00 pm at Ringdall school. The total CPA review process is likely to conclude in late fall, with final actions before the City Council. If successful, a rezone and building permits would follow, likely in 2017. If not successful, it is reasonable to presume the property owner will continue to solicit other redevelopment proposals. Anything not Neighborhood Business would go through the CPA review again.
>
> I can't speak to the issue of the process and proposal affecting the value of the house you are

contemplating buying. The Newport Hills neighborhood is one of Bellevue's more rapidly growing neighborhoods. No redevelopment means things stay the way they are; redevelopment means new housing. The various Newport Hills communities are divided on which of these is the good thing and which is the bad; at the end you must gather the information you think you need to influence this decision for your household.

Please attend the Thursday meeting and you'll hear even more about the process.

Nicholas Matz AICP
Senior Planner
425 452-5371

-----Original Message-----
From: Raphael Gottardo [mailto:raphgott@gmail.com]
Sent: Friday, April 22, 2016 1:49 PM
To: Matz, Nicholas <NMatz@bellevuewa.gov
Subject: Newport Hills Comprehensive Plan

Dear Nicholas,

We're are in the process of buying a house in the Newport hills neighborhood (on 123rd) very close the newport hills shopping center.
I came across the newport hills comprehensive plan while doing some research online and found your contact info.

I was wondering if you had more details? Particularly regarding the re-zoning, plans for new stores/shops, and timeline.
Basically, I'd like to make sure that this wouldn't affect the value of the house if we were to buy it.
I'd be happy to discuss over the phone if it's easier at 206-724-8592.

We have to finalize things on Monday, so it would be great if I could get some info from you before then (if possible).
Thank you.

Raphael

Matz, Nicholas

From: Matz, Nicholas
Sent: Friday, April 22, 2016 2:31 PM
To: 'Raphael Gottardo'
Subject: RE: Newport Hills Comprehensive Plan

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I can't speak to the issue of the process and proposal affecting the value of the house you are contemplating buying. The Newport Hills neighborhood is one of Bellevue's more rapidly growing neighborhoods. No redevelopment means things stay the way they are; redevelopment means new housing. The various Newport Hills communities are divided on which of these is the good thing and which is the bad; at the end you must gather the information you think you need to influence this decision for your household.

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Nicholas Matz AICP
Senior Planner
425 452-5371

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