



MEMORANDUM

DATE: April 2, 2009

TO: Bellevue Planning Commission

FROM: Nicholas Matz AICP, Senior Planner 452-5371
nmatz@bellevuewa.gov

SUBJECT: 2009 Annual Comprehensive Plan Amendments (CPA) Threshold Review staff recommendations for Newport Professional Buildings (09-104623 AC) and Kinoshita (09-104700 AC)

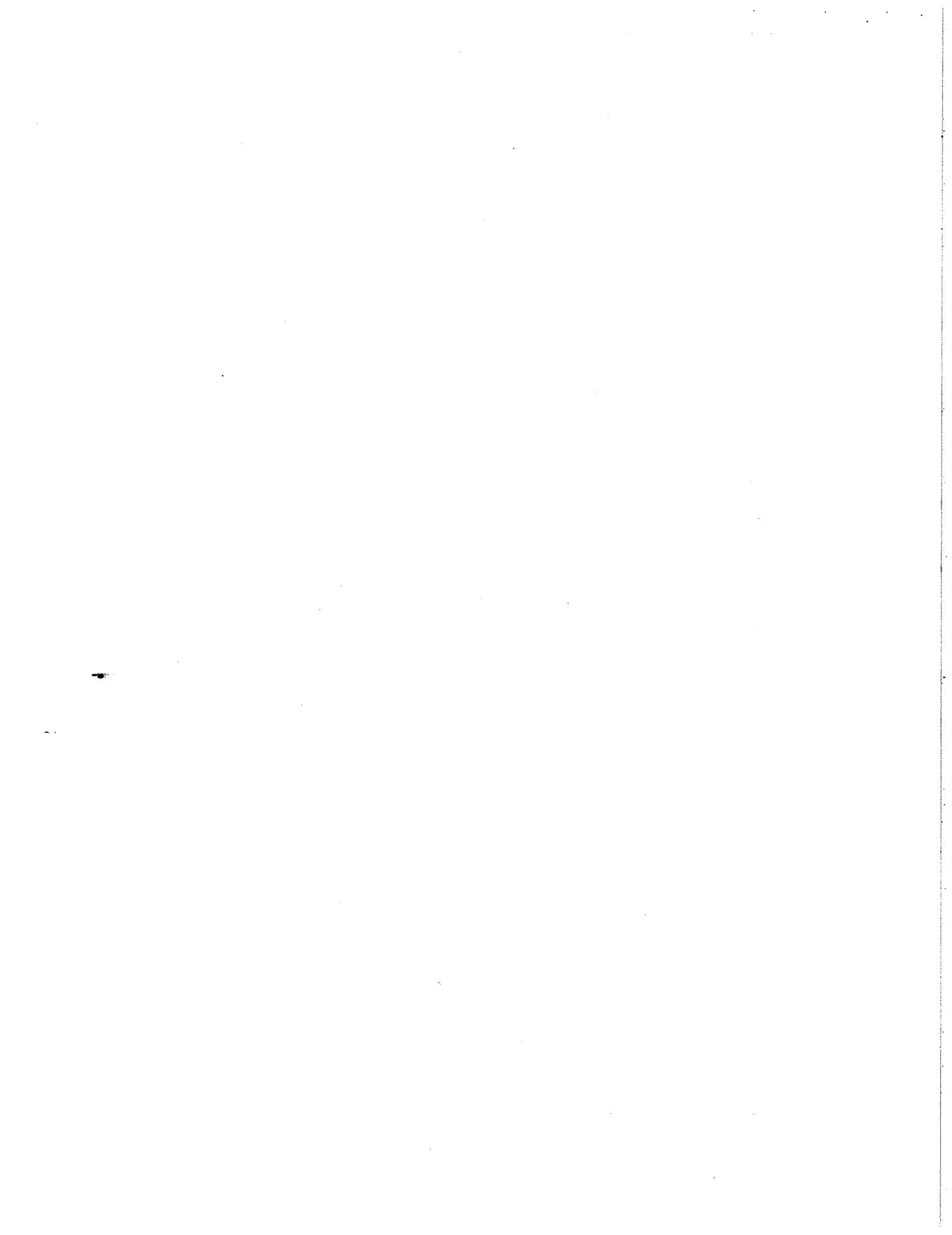
INTRODUCTION

Attached please find the staff recommendations, maps, and applicant materials for the 2009 CPA Threshold Review applications. This material is being provided to coincide with the published public notice for the scheduled April 22, 2009 Planning Commission public hearing.

If you have any questions about these reports and materials, please contact the planner assigned to the application. The complete application files are available for review in the Planning Division offices at Bellevue City Hall.

RECOMMENDATIONS SUMMARY

1. Newport Professional Buildings 09-104623 AC
 - Staff recommendation: Do not include in CPA work program; if included, expand geographic scope
 - Included materials: staff recommendation, subarea map, application
2. Kinoshita 09-104700 AC
 - Staff recommendation: Do not include in CPA work program; do not expand geographic scope
 - Included materials: staff recommendation, subarea map, application



2009 Annual Threshold Review Recommendation and Consideration of Geographic Scoping
Site-Specific Amendment

Kinoshita

Staff recommendation: Recommend that the City Council **not include** the Kinoshita CPA into the 2009 annual CPA work program. If the proposal is included, **do not expand** the geographic scope of the proposal.

Permit Number: 09-104700 AC
Subarea: Southwest Bellevue
Address: 1429 Bellevue Way SE
Applicant: Kinoshita

PROPOSAL

This privately-initiated application would amend the map designation on this .57-acre site from SF-H (Single Family-H) to MF-M (Multifamily-Medium). See Attachment 1.

SUMMARY OF RECOMMENDATION

Mere proximity to desired land use designations or housing market responses to supply and demand are not considered significantly changed conditions requiring Comprehensive Plan amendment action.

The Southwest Bellevue Subarea Plan specifies the location of land uses in the Bellevue Way SE corridor in order to lend stability to development expectations for this important city corridor. Single family exists south of the Triangle Pool at about SE 19th St. Multifamily exists north of SE 8th Street. In between these areas the Subarea Plan identifies an established mix of single family, multifamily, professional office and neighborhood business in recognition of these sites' actual and longtime uses. Amongst this, the Subarea Plan does not support changes to more intense land use categories due simply to proximity.

BACKGROUND

The site currently consists of a single family residence and a licensed day care center. If the CPA is adopted, the site could be rezoned to allow redevelopment at fifteen to twenty units (R-15 to R-20) per acre. The applicant also owns the property to the south, which is zoned R-15. See Attachments 2 and 3.

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 **should not 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 appropriate land use designation on a specific site is a matter appropriately addressed through amendment of the Comprehensive Plan.

- 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 to amend the site designation. The site has not been examined since the 1996 version of the Southwest Bellevue Subarea Plan (formerly South Bellevue) was adopted.

- 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

This proposal raises land use issues that are more appropriately addressed through the annual CPA process and not some other ongoing work program.

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

The suggestion can be reasonably reviewed within the resources and time frame of the current Annual Comprehensive Plan Amendment Work Program.

- 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).

The proposed amendment does not address significantly changed conditions since the last time the Plan map or text was amended in 1996.

The applicant notes proximity to existing multifamily designations south of this site as a significantly changed condition warranting CPA review for this site. Mere proximity to desired land use designations or housing market responses to supply

and demand are not considered significantly changed conditions requiring Comprehensive Plan amendment action.

The Southwest Bellevue Subarea Plan specifies the location of land uses in the Bellevue Way SE corridor in order to lend stability to development expectations for this important city corridor. Single family exists south of the Triangle Pool at about SE 19th St. Multifamily exists north of SE 8th Street. In between these areas the Subarea Plan identifies an established mix of single family, multifamily, professional office and neighborhood business in recognition of these sites' actual and longtime uses. Amongst this, the Subarea Plan does not support changes to more intense land use categories due simply to proximity. Increasing single family densities but not adding new multifamily capacity might be considered within this framework.

The 2003 Botch Family CPA (ref. Ordinance No. 5487) is an example of this type of consideration, where changes in the housing market, and changes in conditions surrounding the subject site led to consideration of the appropriate residential density on this site—originally proposed by the applicant at multifamily densities—to be implemented at the Single Family-Urban Residential designation of 7.5 units per acre. The final SF-UR designation included a development condition limiting houses built on the site to 2,500 square feet of total building area. Botch was built out as a Camwest development, and is one-half block north of the Kinoshita site.

; and

- F. When expansion of the geographic scope of an amendment proposal is being considered, shared characteristics with nearby, similarly-situated property have been identified and the expansion is the minimum necessary to include properties with those shared characteristics; and

Owners of property adjacent to Kinoshita on the north have requested their property be included in the proposal through the expansion of geographic scoping, noting that their proximity to the site is a logical approach to long-term redevelopment in the area and will provide a benefit to the long-term planning needs of the community.

Expansion of the geographic scope of this proposal is not recommended because there is no consistent pattern to the lot sizes and their relationship to Bellevue Way in this area. As with the 2008 Pazooki CPA application in West Bellevue, without a clear boundary to the extent of similarly-situated property there is no way to establish a reasonable extent to the expansion of geographic scope.

- 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

Preliminary analysis suggests that this request is likely inconsistent with current general policies in the Comprehensive Plan that focus opportunities for consideration of higher residential densities in the Bellevue Way SE corridor in highly selective areas.

If this proposed amendment is included in the annual work program additional analysis will be conducted prior to determining whether this request is fully consistent with all applicable and specific policies and regulations.

- 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

Adjacent property owners to the north have expressed interest in the process, and have asked to be included in the notification and public record aspects of the application. See Attachment 3.

ATTACHMENTS

1. Applicant materials
2. Site map
3. Expansion of geographic scope (Bryant)
4. Public comments

ATTACHMENT **1**
KINOSHITA



Application for
COMPREHENSIVE PLAN AMENDMENT

APPLICATION DATE: FOR CPA YEAR: 20 <u>2/2/09</u>	TECH INITIALS <u>Ob</u>	PROJECT FILE # <u>09-104700 AC</u>
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1. Project name _____
2. Applicant name Ron Kinoshita Agent name _____
3. Applicant address 1429 Bellevue Way SE
4. Applicant telephone (425) 241-3601 fax () e-mail rkinosh@earthlink.net
5. Agent telephone () fax () e-mail _____

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

BLOCK 1 052405-9081-05
 Property address and/or 10-digit King County parcel number 052405-9237-08
 Proposed amendment to change the map designation from existing SF-H to proposed MF-M
 Site area (in acres or square feet) 24,708 square feet ±
 Subarea name Pattersons Addition
 Last date the Comprehensive Plan designation was considered 1/1/1996
 Current land use district (zoning) R-4 Single Family
 Is this a concurrent rezone application? Yes No Proposed land use district designation _____
 Go to **BLOCK 3** Community Council: N/A East Bellevue

BLOCK 2
 Proposed amendment language. This can be either conceptual or specific amendatory language; but please be as specific as possible so that your proposal can be adequately evaluated. If specific wording changes are proposed, this should be shown in ~~strike-out~~/underline format. Attach additional pages as needed.
NA
 Reference Element of the Comprehensive Plan (e.g., Land Use, Transportation, Housing, Capital Facilities):
 Last date the Comprehensive Plan policy or text was considered / / .
 Go to **BLOCK 3**



BLOCK 3

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

See attachment

Go to **BLOCK 4**

BLOCK 4a

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

See attachment

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

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

N/A

I have read the Comprehensive Plan and Procedures Guide

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

Signature of applicant *Paul A. Lindquist* Date *01/30/2009*

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

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

Signature _____ Date _____
(Owner or Owner's Agent)

Application for Comprehensive Plan Amendment

Block 3

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

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

Block 4a

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

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

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

Pioneer National
Title Insurance Company
WASHINGTON TITLE DIVISION

1429 Bellevue Way SE

A-1964

REAL ESTATE CONTRACT

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

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

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

hereinafter called the "purchaser,"

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

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

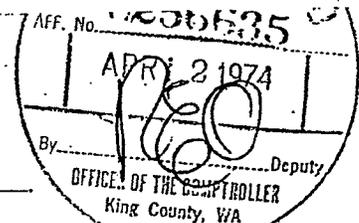
SUBJECT to an existing Deed of Trust recorded under Auditor's No. 6678638 which Seller herein agrees to continue to pay according to its own terms and conditions and to have satisfied at or prior to time contract herein is fully paid.

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

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

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

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



(1) The purchaser assumes and agrees to pay before delinquency all taxes and assessments that may as between grantor and grantee hereafter become a lien on said real estate; and if by the terms of this contract the purchaser has assumed payment of any mortgage, contract or other encumbrance, or has assumed payment of or agreed to purchase subject to, any taxes or assessments now a lien on said real estate, the purchaser agrees to pay the same before delinquency.

(2) The purchaser agrees, until the purchase price is fully paid, to keep the buildings now and hereafter placed on said real estate insured to the actual cash value thereof against loss or damage by both fire and windstorm in a company acceptable to the seller and for the seller's benefit, as his interest may appear, and to pay all premiums therefor and to deliver all policies and renewals thereof to the seller.

(3) The purchaser agrees that full inspection of said real estate has been made and that neither the seller nor his assigns shall be held to any covenant respecting the condition of any improvements thereon nor shall the purchaser or seller or the assigns of either be held to

1435 Bellevue Way SE

PARCEL A

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

Beginning at the intersection of a line which is 100.00 feet South of and parallel to the North line of said subdivision with the East line of PATTERSON'S ADDITION, according to the plat thereof recorded in Volume 48 of Plats, page 64, records of King County, Washington; thence South 88 deg. 36 min. 22 sec. East, along said parallel line 145.00 feet to the true point of beginning; thence continuing South 88 deg. 35 min. 22 sec. East 36.45 feet to an intersection with a curve to the right having a radius of 15 feet to the center of which curve bears length 72 deg. 21 min. 21 sec. East from said point of intersection; thence Northeasterly along said curve to the right 26.80 feet; thence along a line tangent to said curve North 84 deg. 44 min. 33 sec. East 27.96 feet; thence North 86 deg. 50 min. 00 sec. East 10.00 feet; thence along a curve to the right having a radius of 85 feet a distance of 87.91 feet to an intersection with the Westerly line of Lake Washington Boulevard; thence South 14 deg. 29 min. 41 sec. East along said Westerly line 127.28 feet to a point which is North 14 deg. 29 min. 41 sec. West 100.07 feet from the intersection of said Westerly line with the North line of S.E. 16th Street as now located and established; thence North 88 deg. 35 min. 02 sec. West parallel to the North line of said S.E. 16th Street, 158.66 feet to the East line of that certain tract of land described in that instrument recorded in Volume 2122 of Deeds, page 9, under Recording No. 3302139; thence North 1 deg. 22 min. 58 sec. East along the East line of said tract and the same produced Northerly, 103.81 feet to the true point of beginning;

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

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

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

PARCEL B

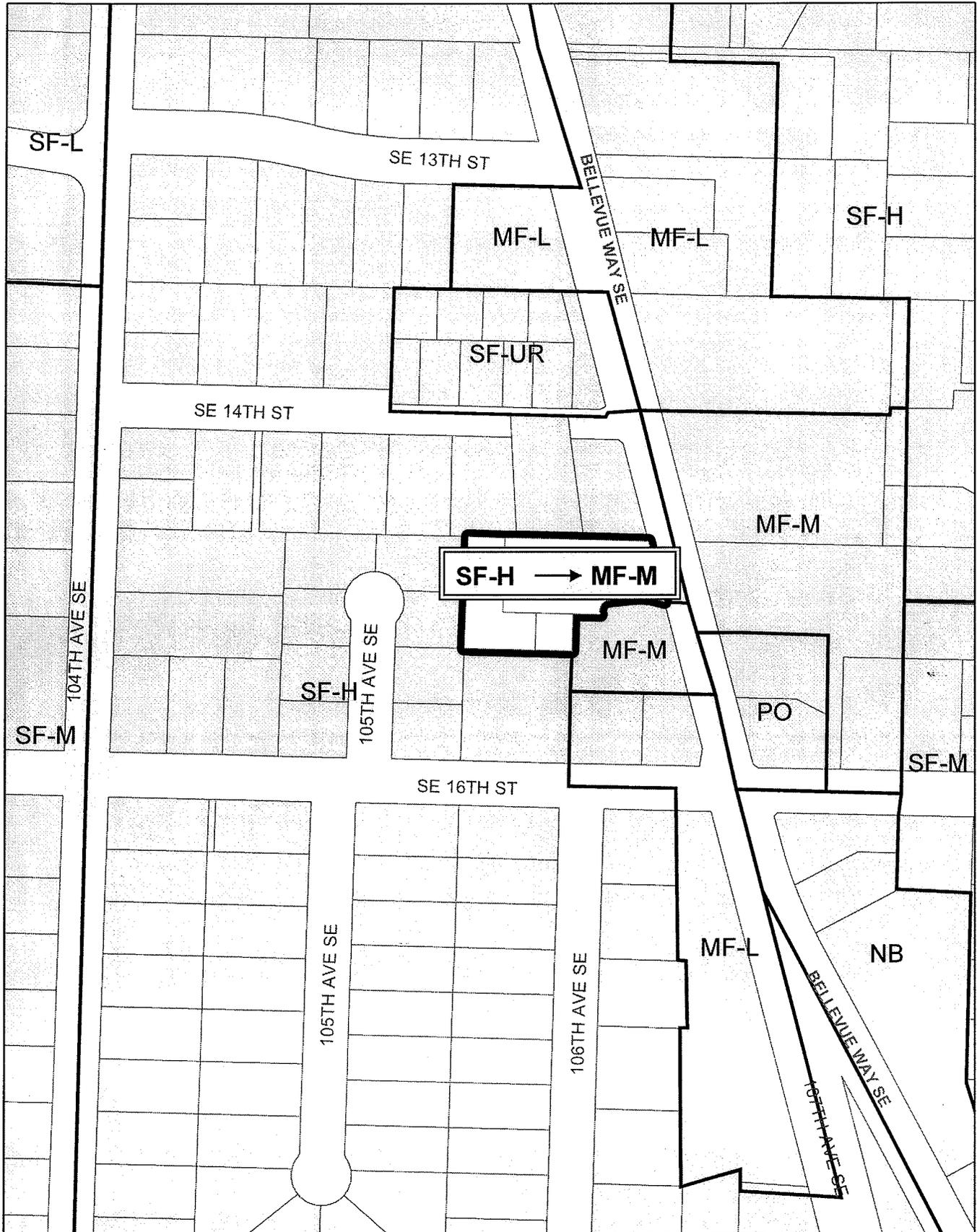
That portion of the South half of the South half of the Southeast quarter of the Northwest quarter of Section 5, Township 24 North, Range 5 East W.M., in King County, Washington, described as follows:

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

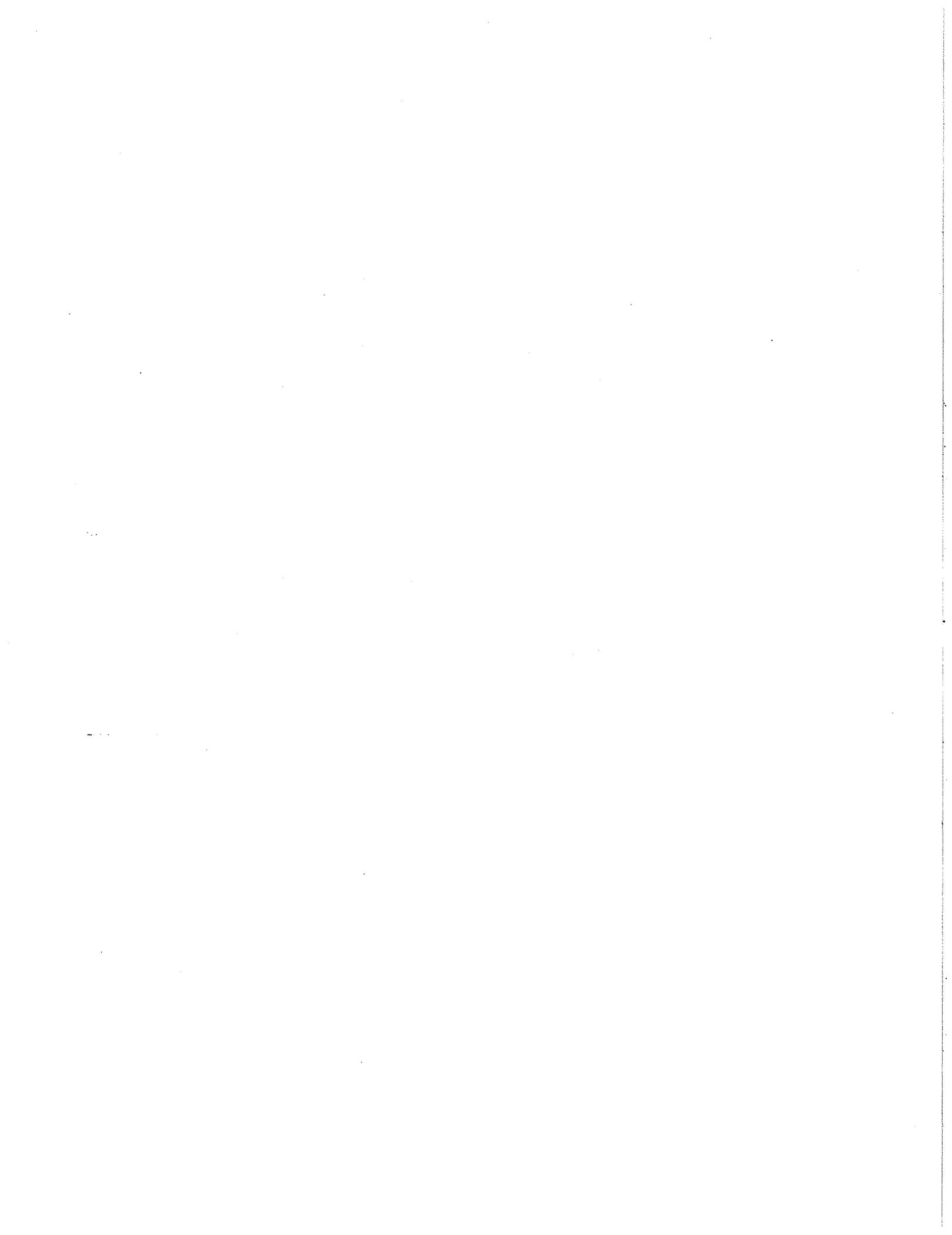
thence North 1 deg. 22 min. 58 sec. East along a line which is a production Northerly of the East line of said Tract, 49.82 feet to a point on a line which is 100.00 feet South of and parallel to the North line of the South half of the South half of the Southeast quarter of the Northwest quarter of said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

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

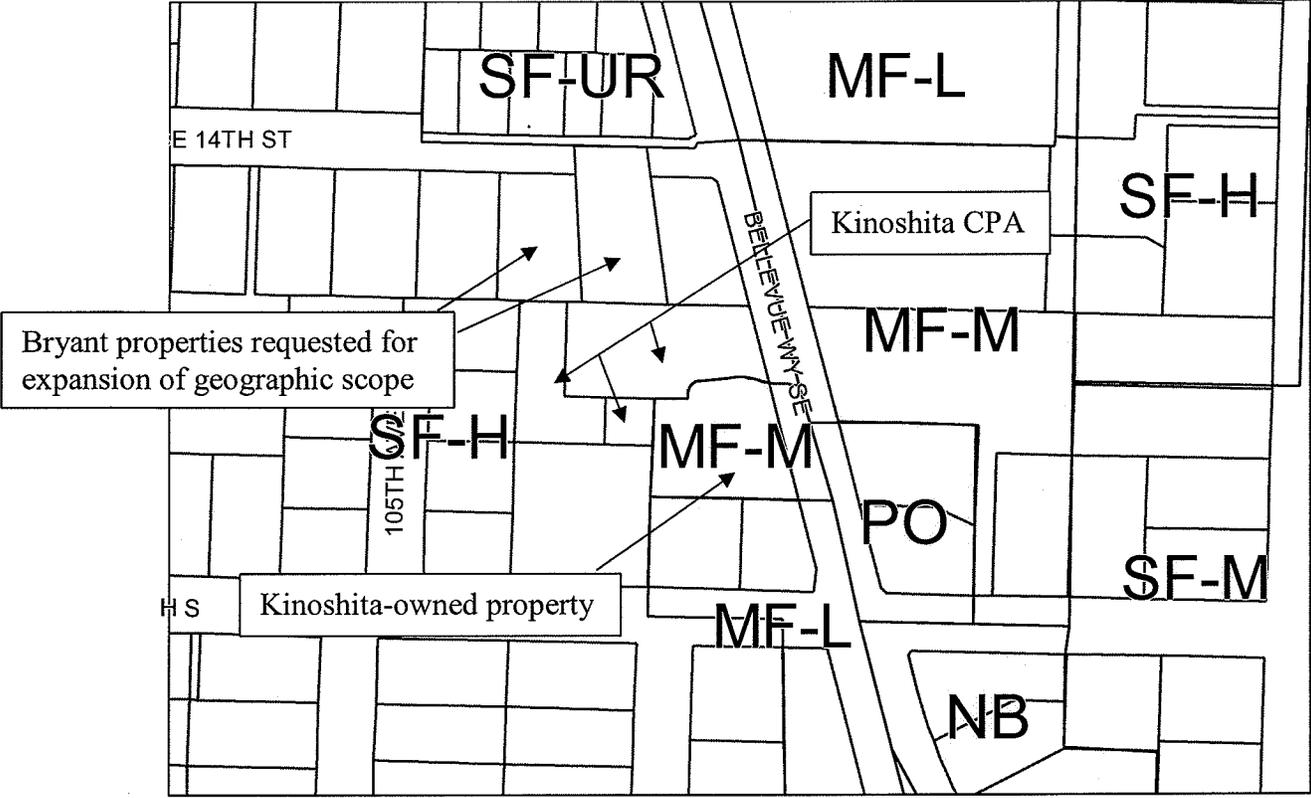
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Kinoshita
Proposed Comprehensive Plan Designations

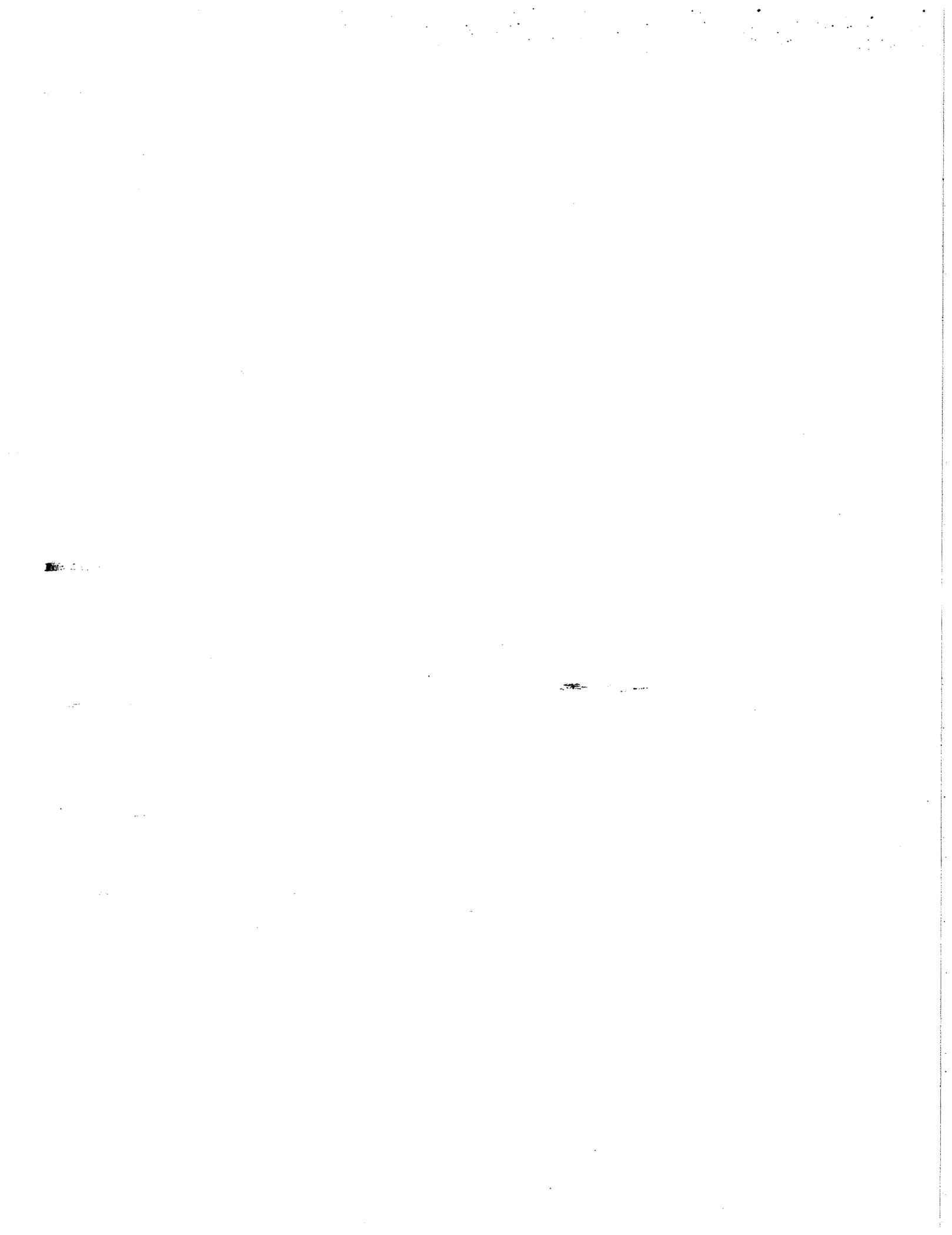


Attachment 3
Kinoshita Expansion of geographic scope (Bryant)





ATTACHMENT 4
PUBLIC COMMENTS - KINOSHITA



Matz, Nicholas

Subject: RE: File Number 09-104700 AC

From: kathleen marshall [mailto:kathyteaches@gmail.com]**Sent:** Thursday, March 19, 2009 3:33 PM**To:** Matz, Nicholas**Subject:** Re: File Number 09-104700 AC

Dear Mr. Matz - my brother has sent me a copy of his email to you. He is an architect and I am a teacher in Kirkland so obviously he is more familiar with the rezone request than I would be. I don't know what we will be planning for the estate property in the future but perhaps you can give me some additional information as I feel a bit uncomfortable with this until I know more. I am interested in the density of the proposed development, design plans esp. in relation to our property line, income - is it low income housing and how this impacts zoning for our property now and in the future. The last few years have created changes in the quality, size and price of new homes on S.E. 14th. This leads me to believe that while more than one home could potentially be built on the estate property as well as our youngest brother's home next door, apartments would never be acceptable on 14th. I appreciate the time you are taking to provide me with further information. I will provide you with 2 email addresses and two mailing addresses as my husband and I live on Bainbridge Island and commute to the Eastside.

Kathleen Marshall

On Thu, Mar 19, 2009 at 10:36 AM, <NMatz@bellevuewa.gov> wrote:

Mr. Bryant and Ms. Marshall:

Thank you for commenting on this Comprehensive Plan Amendment (CPA) application. I have added your comments to the public record and will include these comments in the Planning Commission's review of materials.

Based on receipt of this email I have added your email addresses to the parties of public record for this application.

Nicholas Matz AICP 425 452-5371

From: Richard Bryant [mailto:altavistadesign@comcast.net]**Sent:** Thursday, March 19, 2009 9:30 AM**To:** Matz, Nicholas**Cc:** Kathleen Marshall 2**Subject:** File Number 09-104700 AC**Importance:** High

Dear Mr. Matz,

My sister and I are the co-executors for the estate of Lorraine A. Bryant. The estate owns the house at 10445 SE 14th Street, Bellevue, WA 98004. Our property adjoins the Kinoshita property along our rear (south) property line.

I received the March 12, 2009 Weekly Permit Bulletin and noticed the re-zoning announcement for the

3/31/2009

Kinoshita property. Although the application was dated on January 30, 2009, the notice in the bulletin was the first information that we have received about the re-zone request.

Since we have not received any information about the project, we have not yet had an opportunity to review or comment on the request. I did go to your web site and look at the application form that Ron filled out. Nothing of great significance or concern was noted in that review.

On the surface, we are not too concerned about the zone-change request as such a change would likely lend credence to any plans that we might have regarding a future zone-change request for the Estate's property.

Using our two e-mail addresses, please keep Kathleen and me updated regarding the zone-change request and please send us via e-mail any specific documents related to site and building plan developments.

Thanks for your assistance in this regard.

Richard Bryant, AIA

Alta Vista Design Architecture & Planning LLC

Alta Vista Design Architecture & Planning LLC

4128 NW Peppertree Place, Corvallis, OR 97330
Phone / Fax: (541) 754-7540

March 31, 2009

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

Attn: Mr. Nicholas Matz AICP
Senior Planner, City of Bellevue

RE: File Number 09-104700 AC
Kinoshita Property Comprehensive Plan Amendment Application

Dear Mr. Matz,

This letter will serve as a continuation of our previous correspondence regarding the Comprehensive Plan Amendment application recently filed by Mr. Ron Kinoshita requesting that their property (described in File # 09-104700 AC) zoning designation be changed from Single Family – High (SF-H) to Multi-family Medium (MF-M).

Since our last e-mail regarding the Kinoshita request, I have had the opportunity to discuss with the other members of the Estate of Lorraine A. Bryant, both the initial re-zoning application as well as the potential implications of the proposed re-zoning upon the immediately adjacent property that is owned by the Estate. From that discussion, we have concluded that the request presented by Mr. Kinoshita is in the best long range interests of the City of Bellevue and that the request will have no negative impact upon the current use and future development potential for the Estate's property located at 10445 SE 14th Street.

Discussions with a family member who owns the parcel immediately west of the Estate's property and also shares a property line with the subject Kinoshita Property, has concluded that the Kinoshita request would not have a negative impact on his property.

As part of the Threshold Review process, the Estate of Lorraine A. Bryant wishes to support the request to amend the Comprehensive Plan and permit re-zoning of the Kinoshita Property to Multi-Family – Medium.

Under the "Expansion of Geographic Scope" provisions contained in the Comprehensive Plan, the Estate of Lorraine A. Bryant formally requests that the current zoning designation of the

March 31, 2009

Estate's adjacent property be changed to match the MF-M amendment requested by Mr. Kinoshita.

We believe that changing the Estate's current zoning to match the designation requested for the adjacent Kinoshita Property will benefit the long-term planning needs of the community by permitting higher density housing development that is in close proximity to; 1) public transit, 2) existing neighborhood commercial development, and 3) other existing higher-density housing developments that are in close proximity to the subject properties.

Using the "Expansion of Geographic Scope" provision seems to be a logical approach to addressing our re-zoning request, especially where adjacent properties share common property lines and similar locations within the fabric of a changing neighborhood and larger community perspective. Granting our request to have the designation of the Estate's property amended to MF-M appears to be an efficient and logical approach to Comprehensive Plan Amendments. We believe that such an amendment provision will help to avoid the pitfalls of "spot zoning" and multiple CPA application requests from adjacent property owners in the near future.

At the moment, we plan to be represented at the April 22, 2009 hearing and, if permitted, to speak in favor of Mr. Kinoshita's application and the Estate's request for a CPA to MF-M through the "Expansion of Geographic Scope" process.

We appreciate your sharing of information about the requested CPA as well as your description of the process and available options to participate in the proposed CPA / Threshold Review.

Should you have any questions regarding this letter and our request, please feel free to contact me.

Respectfully,

Richard Bryant, AIA
Co-executor, Estate of Lorraine A. Bryant

Copy:
Kathleen Marshall, Co-executor, Estate of Lorraine A. Bryant
Joseph Bryant
Steve Waltar, Estate Attorney

Matz, Nicholas

From: Joseph Bryant [josephbryant@gmail.com]
Sent: Thursday, April 02, 2009 4:58 AM
To: Matz, Nicholas
Subject: 033109 File Number 09-104700 AC and Expansion of Geographic Scope zone change request
Attachments: Bryant Zone Change request 09-104700 AC.doc; Bryant Zone Change request 09-104700 AC.pdf

Dear Mr. Matz,

Attached is a letter that supports the zone-change request submitted by Mr. Kinoshita.

I am requesting that City Staff review my request to have my property and the Estate's adjacent property included in the Threshold Review process. Under the provisions permitted in the Expansion of Geographic Scope approach, I am requesting that the current zoning of the my property and that of the Estate be changed to match the MF-M (R-20) designation requested by Mr. Kinoshita.

Should you need any additional information, please feel free to contact me.

Joseph P. Bryant
Heir to the Estate of Lorraine A. Bryant

PS: Signed hard copy to follow.



Joseph P. Bryant

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April 1, 2009

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

Attn: Mr. Nicholas Matz AICP; Senior Planner, City of Bellevue

RE: File Number 09-104700 AC - Kinoshita Property CPA Application

Dear Mr. Matz,

My brother and sister, co-executors of the Estate of Lorraine A. Bryant and I as an heir to the Estate have discussed the proposed re-zoning of the Kinoshita property that is adjacent to the southern lot line of our connected properties. Our conclusion is that Mr. Kinoshita's request is in the best interest of the City of Bellevue and that his request will have no negative impact upon the current use of, nor the future development potential for my property located at 10441 SE 14th Street or the Estate's property located at 10445 SE 14th Street which shares my eastern lot line.

As part of the Threshold Review process, I would like to support the request to amend the Comprehensive Plan and permit re-zoning of the Kinoshita Property to Multi-Family – Medium.

Under the "Expansion of Geographic Scope" provisions contained in the Comprehensive Plan, I am formally requesting that the current zoning designation of my adjacent property be changed to match the MF-M amendment requested by Mr. Kinoshita.

I feel that changing the current zoning of my property as well as that of the Estate to match the designation requested for the adjacent Kinoshita Property will benefit the long-term planning needs of the community by permitting higher density housing development that is in close proximity to:

- Public transit
- Existing neighborhood commercial development
- Existing higher-density housing developments in close proximity to the subject properties

Using the "Expansion of Geographic Scope" provision seems to be a logical approach to addressing my re-zoning request, especially where adjacent properties share common property lines and similar locations within the fabric of a changing neighborhood and larger community perspective. Granting my request to have the designation of my property and that of the Estate amended to MF-M appears to be an efficient and logical approach to Comprehensive Plan Amendments.

I appreciate the opportunity to participate in the proposed CPA / Threshold Review.

Please feel free to contact me regarding this letter and my request.

Respectfully,

Joseph P. Bryant