

2011 Annual Threshold Review Recommendation
and Consideration of Geographic Scoping
Site-Specific Amendment

Ren-Fu

Staff recommendation: Recommend that the City Council **not include** the expanded Ren-Fu CPA in the 2011 annual CPA work program.

Application Number: 11-102908 AC
Subarea: Southwest Bellevue
Original Addresses: 1112 and 1114 Bellevue Way SE
Applicant(s): Jin Ren, Gobin Wei, and Lily Fu
Addresses Expanded
Through Geographic Scoping: 1108, 1110, 1124 Bellevue Way SE
1134, 1138, 1220 Bellevue Way SE
1300, 1310, 1312, 1314, 1316 Bellevue Way SE.

PROPOSAL

This privately-initiated application originally proposed to amend the map designation on a three-parcel, 0.48-acre site from SF-H (Single Family-High) to MF-M (Multifamily-Medium).

In testimony during the original May 11, 2011, Threshold Review public hearing the applicant proposed consideration of additional properties, noting the desire of some of the owners to enter into a unified development proposal. See Attachment 1.

At its May 11, 2011, study session the Planning Commission directed staff to publish notice for a second Threshold Review public hearing on an expanded geographic scope of the proposal including the additional sites. The expanded proposal—and the subject of this staff recommendation—now includes other Comprehensive Plan designations of Single Family-High (SF-H), Multifamily-Low (MF-L) and Multifamily-Medium (MF-M). The total area of consideration is now 4.2 acres. See Attachment 2.

REVIEW OF STAFF RECOMMENDATION

Staff recommends not including this Comprehensive Plan amendment application in the 2011 work program because it does not address the criterion of significantly changed conditions and it would likely be found inconsistent with current general policies for infill redevelopment. If Planning Commission recommends advancing the proposal into Final Review staff recommend that it should include the proposed 4.2-acre area.

The condition and suitability of the subject property for higher density redevelopment because of its location relative to Bellevue Way, to nearby multifamily-designated property, and potential for a larger unified site assembly are not significantly changed conditions implying a need to amend the Comprehensive Plan.

High-quality redevelopment is expected in Bellevue Way corridor revitalization efforts. However, this outcome is anticipated by corridor redevelopment policy and is not a significantly changed condition implying a need to amend the Comprehensive Plan.

The Southwest Bellevue Subarea Plan guides redevelopment in this corridor by specifying 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.

BACKGROUND

The original site is currently three separate lots with houses on two of the lots. The third lot to the east is an unoccupied tract. The expansion brings eleven additional lots into the proposal area. These additional lots each contain an older single family house, except in the case of the two most northwesterly lots fronting on Bellevue Way which each contain a four-plex townhouse, built in 1959.

If the entire CPA is adopted at MF-M, the site could be rezoned to allow redevelopment at up to twenty units per acre (R-20). The current R-15 zoning on some parcels allows density up to 15 units per acre. The current R-10 zoning allows density up to 10 units per acre. The current R-4 zoning allows density up to 4 units per acre.

Multifamily in R-10 and some R-15 zoned developments is typical along the east side of Bellevue Way from 112th Avenue north to Downtown Bellevue, with the exception of Neighborhood Business and Professional Office commercial uses at SE 16th Street, and Office just south of Downtown. The R-10 and R-15 zoning has generally produced townhouse-style developments.

The west side of Bellevue Way in the vicinity of the subject site is zoned for single family development, although it includes First Baptist Church, Bellevue Church of Christ, Pilgrim Lutheran Church, and the Bellevue Nursery.

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 or sites 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 designations. The sites have 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 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 application 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); and

The proposed amendment does not address significantly changed conditions on the subject property or its surrounding area.

The applicant notes conditions and suitability of the subject sites—their distinct physical relationship to other property between them and along Bellevue Way, the suitability of the sites to serve land use revitalization goals by providing a means to minimize conflicts between zoning and existing land use, the benefits of economies of development scale accentuated by a distinctive boundary between single family and multifamily uses, and efficient transportation connections due to proximity to Bellevue Way.

These may be desirable, but do not rise to the level of significance sufficient to meet the criterion. The condition and suitability of the subject property for higher density redevelopment because of its location is not a consequence unanticipated by the Comprehensive Plan. Neither is it the result of changes to the properties in surrounding areas; and is not the result of changes to the pertinent Plan map for this Subarea.

Expanding the site to 4.2 acres may enhance its suitability for a unified development proposal but is not the result of a significantly changed condition due to changed conditions on the subject property or its surrounding area, or changes related to the pertinent Plan map or text.

High-quality redevelopment is expected in Bellevue Way corridor revitalization efforts. However, this outcome is anticipated by corridor redevelopment policy in the Southwest Bellevue Subarea Plan Objectives (pp. 273-274) and in Land Use Goals (p. 274) and Transportation Goals (p. 276) for the Subarea and is thus not a significantly changed condition implying a need to amend the Comprehensive Plan.

The Southwest Bellevue Subarea Plan guides redevelopment in this corridor by specifying 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. The Subarea Plan does not support changes to more intense land uses due simply to convenience in location or quality in attribute.

- 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

Nearby, similarly-situated property has been identified and the expansion is the minimum necessary to include [said] properties.

All of the lots gain access from Bellevue Way on shared or private driveways. There are a total of eight access points on Bellevue Way for the fourteen lots.

The two townhouse lots north of the Ren-Fu shared driveway are designated MF-M. The lots to the south in the remainder of the proposed expansion area fronting directly on Bellevue Way are designated MF-L. All of them have single-family houses on them. The remaining four single family lots in the southeasterly portion of the proposed expansion area are designated SF-H.

A topographic rise helps to separate the developments along Bellevue Way and the single family neighborhoods to the east (these neighborhoods gain access

exclusively from 108th Avenue SE). The difference is most pronounced at the eastern edge of the original Ren-Fu parcels; the topography flattens outward and downward south throughout the southeasterly portions of the proposed expansion area. Platting patterns to the north and east of Ren-Fu are distinctly different from those along Bellevue Way.

- 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

Staff believes the proposal will likely prove 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 the 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.

; 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

Staff spoke to or received comments from three owners of single-family property located north and east of the original proposal, adjacent to the Bellevue High School grounds. We also heard from residents renting in existing housing on the subject sites. These comments have generally been oppositional in nature, and discussed property value and rezoning impacts. See Attachment 3.

The applicant submitted written comments in response to the original staff recommendation. These comments are included in Attachment 3.

ATTACHMENTS

1. Ren-Fu materials for expanded area proposal
2. Proposed CPA area expanded through geographic scoping
3. Original application materials and all public comments

Attachment 1

Memorandum of Understanding	
To:	City of Bellevue Planning Commission
From:	Jinxiang Ren
CC:	Nicholas Matz, Senior Planner Paul Ingrham, Comprehensive Planning Manager
Date:	May 5, 2011

RE: Proposal for High-Quality High-Density Residential Redevelopment - Draft JXR Planned Unit Development

We are the owners or the owners' agents representing the properties located at the addresses (1-14) as shown on Figure 1 and Table 1.

This memorandum of understanding informs the city of Bellevue Planning Commission of our plan to jointly redevelop these property parcels into high-quality high-density residential units - most likely Planned Unit Development (PUD). There will be many benefits to the City of Bellevue for our joint residential redevelopment, including but not limited to the following:

- A sense of whole community redevelopment rather than spot redevelopment or infill redevelopment;
- Economy of scale for residential redevelopment along eastside of Bellevue Way SE;
- Compatibility with other existing adjacent high-quality high-density residential PUD setting;
- Development of consolidated access points to minimize conflict with through traffic on Bellevue Way SE (currently 7 access points to Bellevue way);
- Open space and landscaping as an integrated part of the project rather than an isolated element;
- Harmonious and appropriate design, character, and appearance with the existing or intended character of development in the immediate vicinity of the subject properties; and
- Consistencies with the city Comprehensive Plan and the 1996 Southwest Bellevue Subarea Plan.

At this planning stage, we as a neighborhood group would like to gain full support from the city staff, Planning Commission and City Council. This memorandum of understanding is endorsed by the owners or the owners' agents as shown in Table 1 of next page.

SmartZone Communications Center

jxr99int@comcast.net

± Font size -

FW: PUD

From : Joe Kennedy - AAA Properties
<joe@aaaproperties.net>

Fri Apr 29 2011 12:43:00 AM

Subject : FW: PUD

To : jxr99int@comcast.net

Hi Jin:

This was from Bob and meant for you.

Joe

From: Robert Mooney [mailto:robertjmooney@yahoo.com]
Sent: Thursday, April 28, 2011 11:30 PM
To: pcr99int@comcast.net
Cc: joe@aaaproperties.net
Subject: PUD

Joe Kennedy has forwarded your meeting agenda regarding the PUD.

I believe your plan would have significant benefits for that part of Bellervue.

While I would most likely agree to the plan, I am reluctant to incur any significant expense to bring it to fruition. This position is created by the high building value to land area on my property. Some of the properties have a low building value and relatively larger land area, and those properties will receive more benefit. Although it gets a bit complicated, a formula for fairly sharing expenses could be developed using assessed building values and land area for the properties.

I'll be coming to Seattle June 20--leaving September 7. I will travel some of that time. I'll send you my phone number after I get a US phone. Meanwhile, I check my email every day.

Bob Mooney

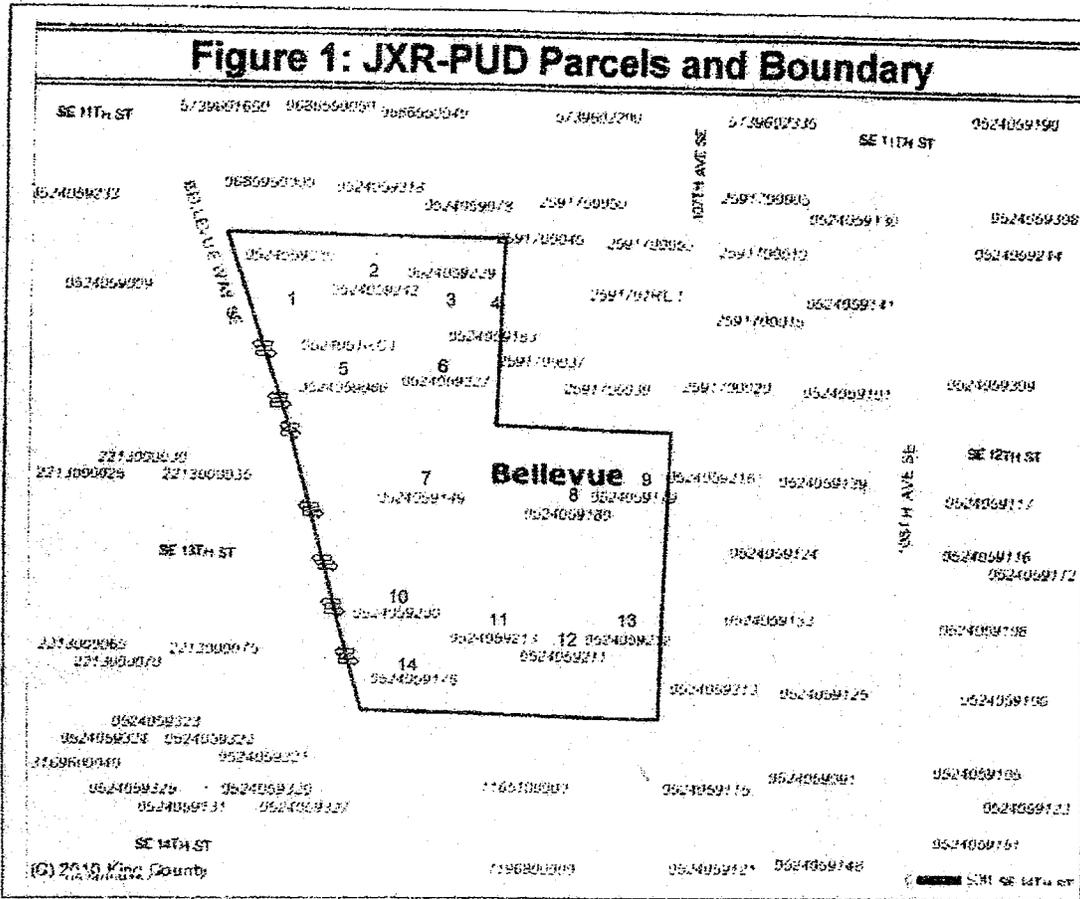
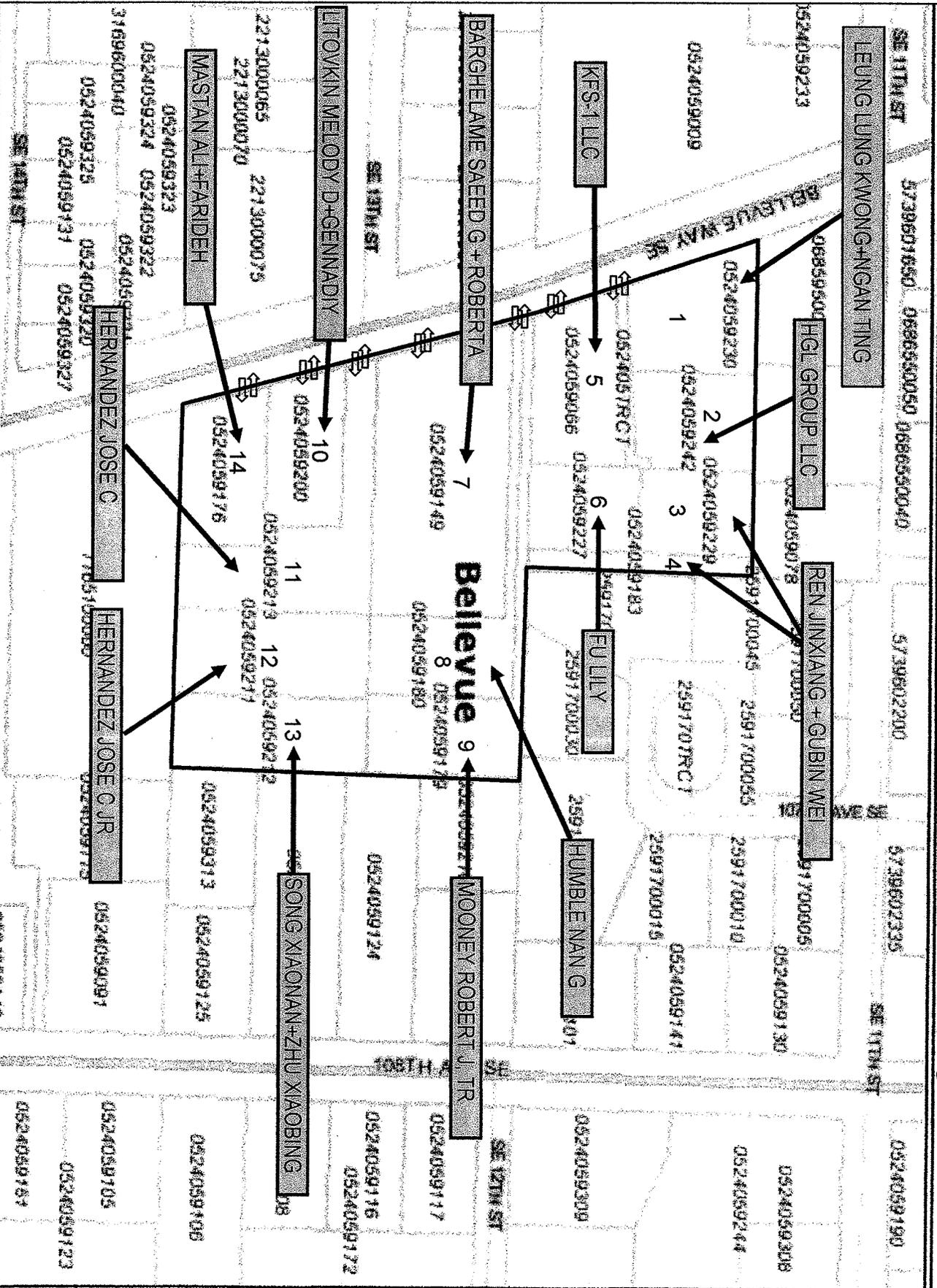


Table 1: Property Information Regarding JXR Planned Unit Development

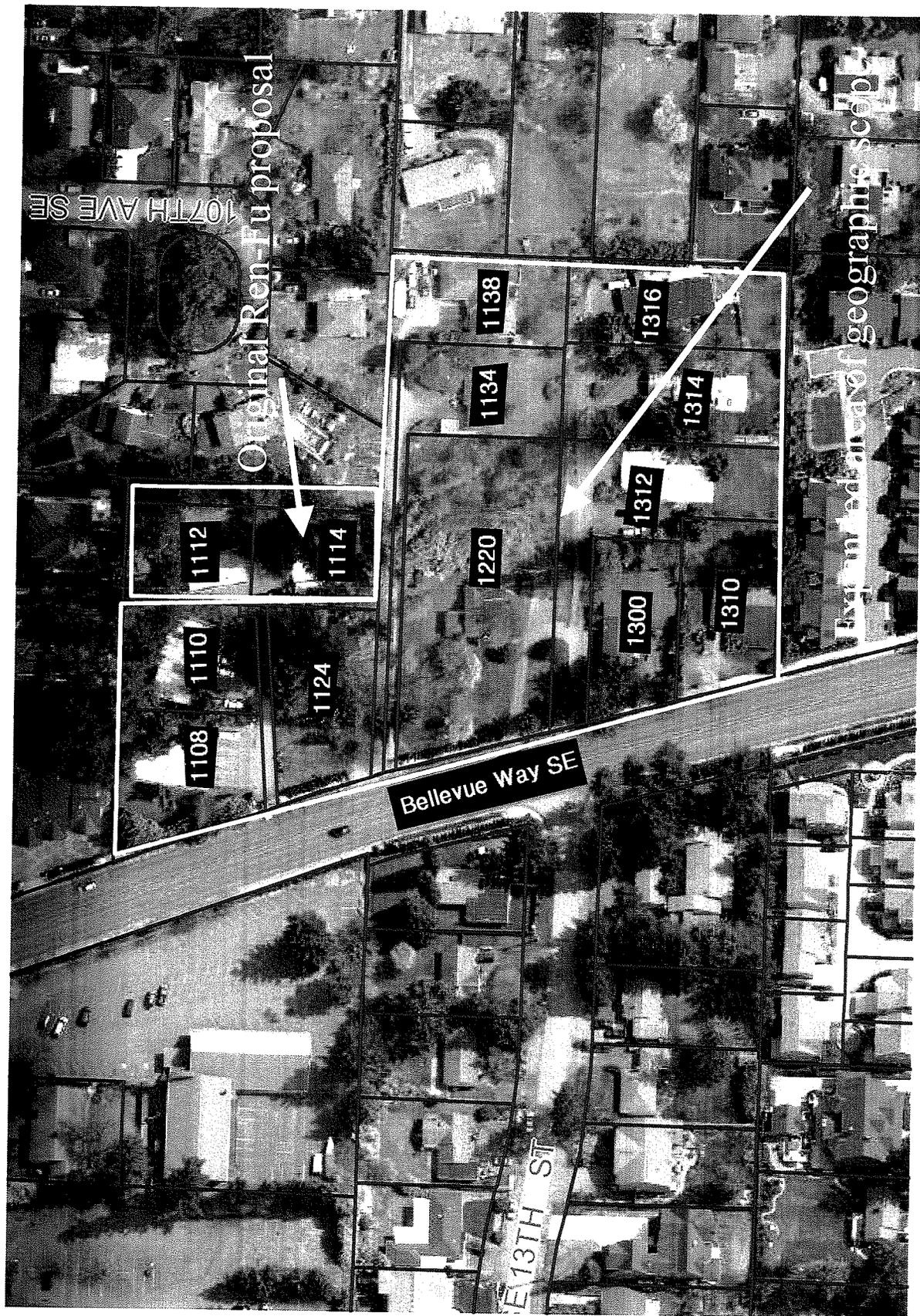
ID	Owner	Owner's Agent	Address	Parcel Number	Year Built	Lot Square Feet	% Sp. Total	Zoning	Signature
1	LEUNG LUNG KWONG + NGAN TING		108 BELLEVUE WAY SE, BELLEVUE, WA 98004	052405-9230	1959	12,197	7.0%	15	<i>[Signature]</i>
2	ZHAI GROUP LLC		110 BELLEVUE WAY SE, BELLEVUE, WA 98004	052405-9242	1969	9,585	5.9%	15	<i>[Signature]</i>
3	SHEN JINWANG + GUEN WEI		112 BELLEVUE WAY SE, BELLEVUE, WA 98004	052405-9228	1958	8,278	4.7%	4	<i>[Signature]</i>
4	SHEN JINWANG + GUEN WEI		NO ADDRESS	052405-9183		4,288	2.4%	4	<i>[Signature]</i>
5	SAFS+LLC	RAY SHAN	124 BELLEVUE WAY SE, BELLEVUE, WA 98004	052405-9069	1974	11,781	6.7%	10	<i>[Signature]</i>
6	PULU LILY	JINWANG PEN	114 BELLEVUE WAY SE, BELLEVUE, WA 98004	052405-9227	1968	8,278	4.7%	4	<i>[Signature]</i>
7	BARGHELANE SAEED Q + ROBERTA		120 BELLEVUE WAY SE, BELLEVUE, WA 98004	052405-9169	1921	30,927	17.7%	10	<i>[Signature]</i>
8	HUMBLE NANCY		114 BELLEVUE WAY SE, BELLEVUE, WA 98004	052405-9180	1982	12,638	7.2%	4	<i>[Signature]</i>
9	MOONEY ROBERT, TR		118 BELLEVUE WAY SE, BELLEVUE, WA 98004	052405-9179	1982	14,374	8.2%	4	<i>[Signature]</i>
10	LITOVSKN MELODY D + GENNADY		130 BELLEVUE WAY SE, BELLEVUE, WA 98004	052405-9203	1974	8,712	5.0%	10	<i>[Signature]</i>
11	HERNANDEZ JOSE C		132 BELLEVUE WAY SE, BELLEVUE, WA 98004	052405-9213	1955	16,568	9.7%	10	<i>[Signature]</i>
12	HERNANDEZ JOSE C JR		134 BELLEVUE WAY SE, BELLEVUE, WA 98004	052405-9211	1955	14,374	8.2%	4	<i>[Signature]</i>
13	SONG XIAONAN + ZHANG XIAOBING		136 BELLEVUE WAY SE, BELLEVUE, WA 98004	052405-9212	1955	13,088	7.5%	4	<i>[Signature]</i>
14	MASTAN AL + FARDEH		138 BELLEVUE WAY SE, BELLEVUE, WA 98004	052405-9176	1962	9,585	5.9%	10	<i>[Signature]</i>
						101A	174,981	100%	
							4.62 Acres		

Figure 1: JXR-PUD Parcels and Boundary



Attachment 2

Ren-Fu



Ren-Fu



Attachment 3

Application



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

Application for COMPREHENSIVE PLAN AMENDMENT

CPA YEAR 20 APPLICATION DATE: 1-11-11	TECH INITIALS JB	AMANDA PROJECT FILE: 11 102908 AC
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1. Project name REN-FU CPA (Bellevue Way SE 1112-1114)
2. Applicant name JINXIANG REN & GUBIN WEI Agent name JINXIANG REN
3. Applicant address 827 102nd Ave SE Bellevue WA 98004
4. Applicant telephone (425) 830-2161 fax (425) 453-7107 e-mail jxr99int@comcast.net
5. Agent telephone (425) 830-2161 fax (425) 453-7107 e-mail jxr99int@comcast.net

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 1112 Bellevue Way SE Bellevue, WA 98004 (0524059229) and 0524059183

Proposed amendment to change the map designation from existing SF-H to proposed MF-M

Site area (in acres or square feet) 8276 + 4200 = 12476 square feet

Subarea name Southwest Bellevue Subarea

Last date the Comprehensive Plan designation was considered 1996 SW Bellevue Subarea Plan

Current land use district (zoning) R-4

Is this a concurrent rezone application? Yes No Proposed land use district designation R-15

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.

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**



Application for
COMPREHENSIVE PLAN AMENDMENT

CPA YEAR 20 _____ APPLICATION DATE: <u>1-11-11</u>	TECH INITIALS <u>JB</u>	AMANDA PROJECT FILE: <u>11 102909 LQ</u>
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1. Project name REN-FU CPA (Bellevue Way SE 1112-1114)
2. Applicant name LILY FU Agent name JINXIANG REN
3. Applicant address 227 Bellevue Way NE #295 Bellevue WA 98004
4. Applicant telephone (425) 444-9903 fax (425) 453-7107 e-mail lilysfu@gmail.com
5. Agent telephone (425) 830-2161 fax (425) 453-7107 e-mail jxr99int@comcast.net

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 1114 Bellevue Way SE Bellevue, WA 98004 (0524059227)

Proposed amendment to change the map designation from existing SF-H to proposed MF-M

Site area (in acres or square feet) 8276

Subarea name Southwest Bellevue Subarea

Last date the Comprehensive Plan designation was considered 1996 SW Bellevue Subarea Plan

Current land use district (zoning) R-4

Is this a concurrent rezone application? Yes No Proposed land use district designation R-15

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.

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**

COMPREHENSIVE PLAN AMENDMENT CONCURRENT REZONE

Comprehensive Plan Amendment (AC): Applications will be accepted from December 1 through January 31 for the immediately following year.

Concurrent Rezone (LQ): A change in the land use district classification (zoning) applicable to the property being considered for a site-specific Comprehensive Plan Amendment. A concurrent rezone may only be submitted together with a proposal for a CPA.

APPLICATION DOCUMENTS: Submit the document copies specified for your application type. Proposals for site-specific CPA applications may be submitted with or without a concurrent rezone application. Use the concurrent rezone column only if you are submitting a rezone application together with a proposed CPA.

Initial for waiver	Comprehensive Plan Amendment Initiating Application	Concurrent Rezone
	1	
	1	
	1	
6/11 NKM	Verification of Ownership	1
	Narrative Description addressing Threshold Review Decision Criteria ^A	1 ^B
6/11 NKM urn in by plicand later	Environmental Checklist or Previous Environmental Review ^C	3 copies of the Checklist; if previous determination has been made, 3 copies of all DNS materials or draft/final EIS. Studies supplemental to the Checklist (e.g., soils, traffic, wetland, hydrologic) are typically required as well. Include Supplemental Sheet #28 for Nonproject Action.
6/11 NKM	Noticing Requirements	See Footnote D
	Subarea Map with Property Identified	See Footnote E
	Metes & Bounds Legal Desc.	1
NA	Other Requirements	If a predevelopment conference was held, submit 1 copy of letter.
	Fees	Permit Processing provides current fee information (425-452-4898). Fees are due at submittal and may be due at issuance and/or in monthly billings.

(over)



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.

The proposed amendment will make it happen for high-quality, high-density residential multi-family redevelopment of the three parcels (shown in Exhibits 1, 2 and 3) along with other adjacent MF parcels. As shown in Exhibit 4, Parcel 1108 and 1110 are zoned MF-M, and Parcel 1124 MF-L while our subject parcels are zoned SF-H. These parcels are distinctively within the same subdivision boundary (i.e. one block east of Bellevue Way SE.), and use the same access driveway. The proposed CPA is credible and legitimate as it is consistent with the SW Bellevue Subarea Plan Vision to revitalize the SW neighborhood along Bellevue Way corridor, and will serve its land use goal by providing for land use patterns and densities which minimize the conflict between zoning and existing land use. With distinctive boundary and border between SF and MF, the proposed parcels will serve more reasonable land development due to economies of scale. With local and regional transit services within walking distances, the proposed CPA will utilize public transportation more efficiently. In addition, it will enhance the visual appearance and create a sense of community as is compatible with the residential setting.

Go to **BLOCK 4**

BLOCK 4a

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

The proposed CPA consistently meets 20.30I.140 Threshold Review Decision Criteria A through G. Particularly in E, the proposed amendment addresses significantly changed conditions since the last time the 1996 SW Bellevue Subarea Plan was introduced. The SW Plan anticipated that historically changed condition will make it successful for high-quality high-density residential redevelopment to serve Bellevue Way Transit Corridor and create a sense of community; and in G the proposed CPA not only consistently implements the City of Bellevue Comprehensive Plan for site-specific amendment proposals particularly along the eastside of Bellevue Way Corridor, but also supports credible residential redevelopment, as well as King County Planning Policies, State Growth Management Act and federal law.

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.

The proposed rezone MF-M meets 20.30A.140 Rezone Decision Criteria A through E. A and B are clearly addressed in Block 3. C) The rezone is warranted because it's appropriate for reasonable development of the subject properties (economies of scale); D) It will not be materially detrimental to uses or property in the immediate vicinity of the subject property; and E) the rezone will bring about neighborhood renovation and public welfare to the community as a whole.

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 *Gabe Gubin Wes* *(Lily Fu)* Date 1/11/2011

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 *Gubin Wes* *(Lily Fu)* Date 1/11/2011
(Owner or Owner's Agent)

CITY OF Bellevue

**EXHIBIT 2:
No Site Address**

City of Bellevue: Zoning Report



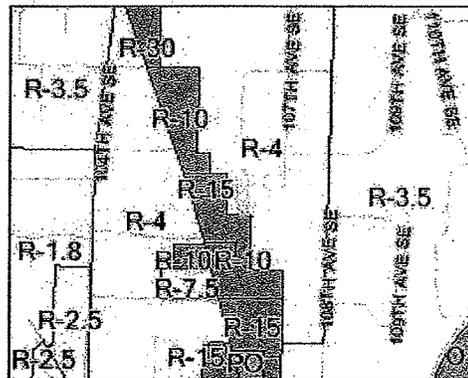
City Zoning Information

Bellevue Comp Plan SF-H ()
 Bellevue Zoning R-4 ()

Note: Parcels may have multiple zoning designations. Please consult a Land Use Planner in Development Services to confirm zoning at this parcel.

King County Assessments Information

Appraised Land Value	\$1,000
Appraised Improvement Value	\$0
Total Value	\$1,000

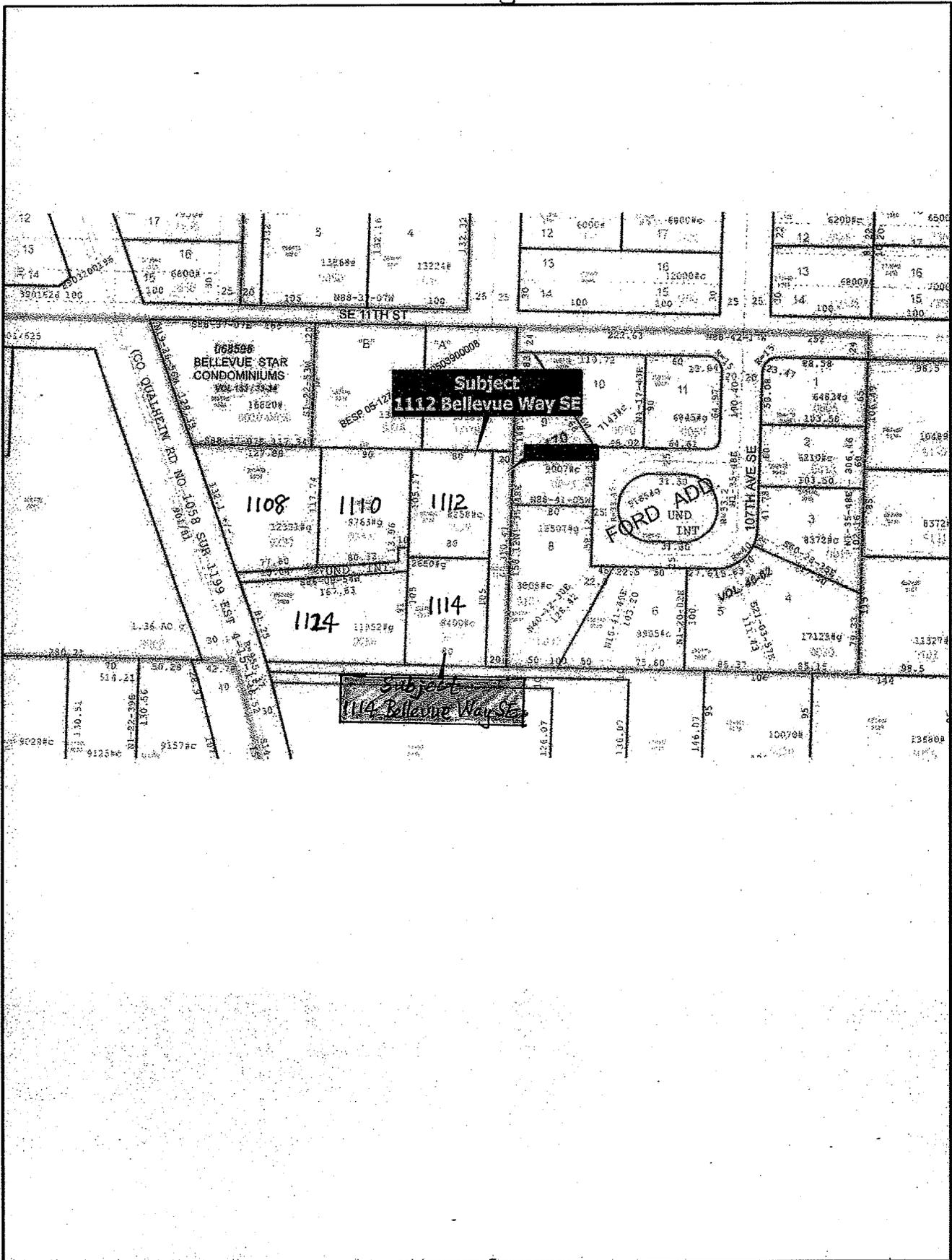


Legend

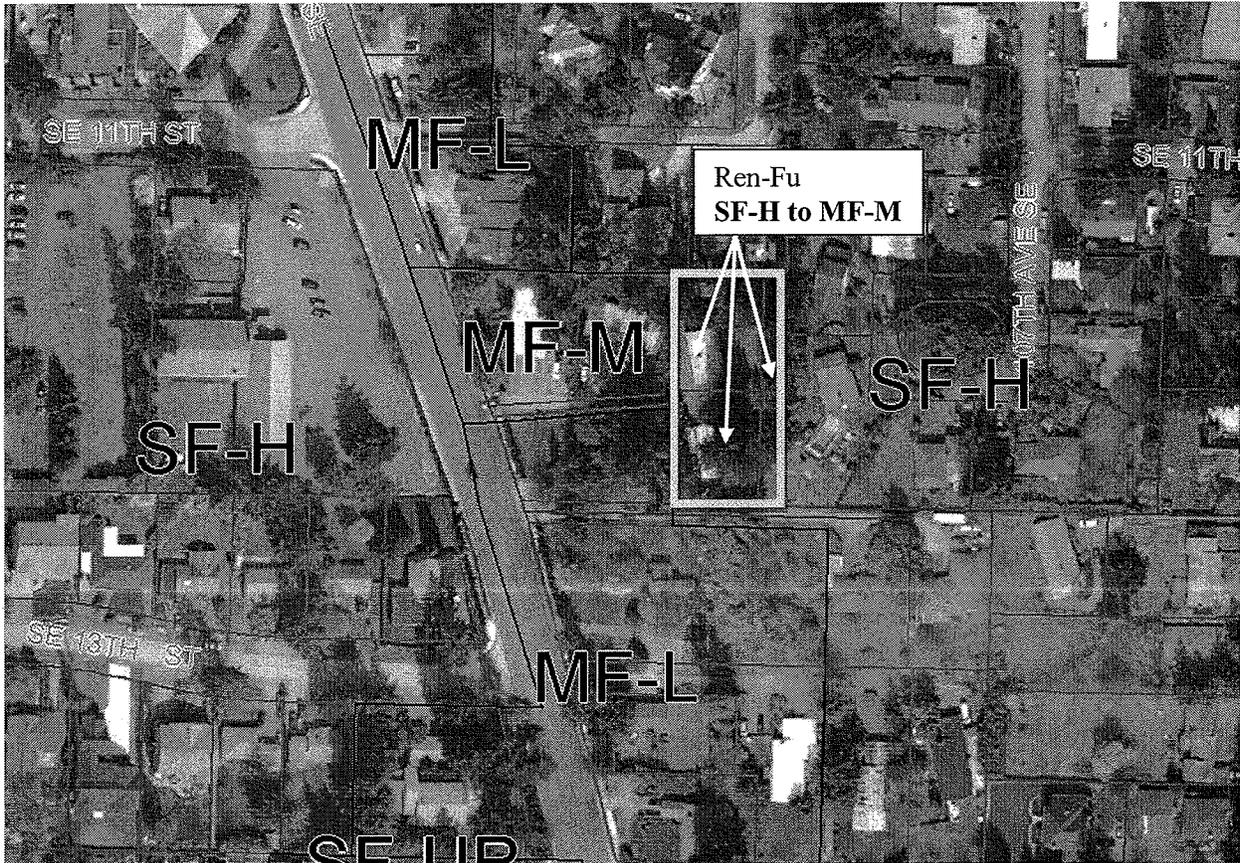
City Tax Lot Information

Section:	5
Quarter Section:	NW
Township ID:	24
Range:	5
Approximate Lot SqFt	4,200
Approximate Lot Acres	0.0966

EXHIBIT 4: Subject Parcels and Boundary



Vicinity map



Ren-Fu CPA
1112-1114 Bellevue Way SE
Location map
2-23-11

Public Comments

Matz, Nicholas

From: Kristin Bodiford [kabodiford@gmail.com]
Sent: Monday, March 21, 2011 11:09 AM
To: Colleen Broaddus
Cc: Matz, Nicholas; mdbroaddus; Erin Powell; Paula Bishop; Bodiford Chris
Subject: Re: Ren-Fu: Notice of Application 2011 Annual Amendments to Bellevue Comprehensive Plan

Mr Matz

Please note that we also oppose any rezoning that would increase density.

This Comprehensive plan request would have an immediate negative impact on our neighborhood and property values.

We reside at 1031 106th ave SE.

Kristin Bodiford
Area Vice President - West
Covidien Energy-based Devices
206-661-6717
Kristin.Bodiford@Covidien.com

On Mar 18, 2011, at 2:23 PM, Colleen Broaddus <cmbroaddus@gmail.com> wrote:

Dear Mr. Matz,

The Dilloos forwarded us the following correspondence regarding the proposed upzone at 1112 & 1114 Bellevue Way SE in Bellevue, and we, too, are opposed to the proposed zone change. We reside at 1007 106th Ave. SE in Bellevue.

Sincerely,

Colleen Broaddus

From: NMatz@bellevuewa.gov
To: u2magpie@q.com
Date: Thu, 17 Mar 2011 15:29:20 -0700
Subject: Ren-Fu: Notice of Application 2011 Annual Amendments to Bellevue Comprehensive Plan

Ms. Powell-

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 address to the parties of public record for this application.

Here is the link to the guide explaining the Comprehensive Plan Amendment process in general (please select Comprehensive Plan and Amendment Procedures Guide):

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

Please follow up with any additional questions.

Nicholas Matz AICP

Senior Planner

425 452-5371

From: Erin Powell [mailto:u2maggie@q.com]
Sent: Thursday, March 17, 2011 2:17 PM
To: Matz, Nicholas; papaloo; George Dilloo; Colleen Broaddus; mdbroaddus
Subject: Notice of Application 2011 Annual Amendments to Bellevue Comprehensive Plan

Nicholas Matz,

I am Erin Powell Dilloo, I am asking about more information about the REN-FU, location 1112 and 1114 Bellevue Way SE; file number 11-102908 AC.

As this notice in the Weekly Permit Bulletin states, this owner is asking for a Comprehensive Plan amendment to UP ZONE from Single Family-High to Multi Family Medium. We object to this requested change to up zone the neighborhood.

I would like to talk to you about the procedures for registering objections, the time line for doing so and to address the Planning Commission.

Thank you,

Erin Powell Dilloo and George Dilloo

1015 106th Ave. SE
Bellevue, WA 98004

425-462-2624

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To:	City of Bellevue Planning Commission		
From:	Jinxiang Ren, P.E. President of JXR International	Project:	Ren-Fu CPA (Bellevue Way SE 1112-1114)
CC:	Nicholas Matz, Senior Planner and Paul Ingrham, Comprehensive Planning Manager		
Date:	April 20, 2011	Job No:	2011-1-14

RE: Written Comments on Ren-Fu CPA to the Commission

My name is Jinxiang Ren, both an owner of Bellevue Way SE 1112 and an owner's agent representing Bellevue Way SE 1114 on the Ren-Fu Comprehensive Plan Amendment (CPA). I've been a Bellevue citizen since 2002 and currently I work as a president of JXR International in Bellevue, providing professional consulting services for land use and transportation planning nationally and internationally.

Regarding that the City of Bellevue planning staff may not recommend advancement for further review in the Ren-Fu (Bellevue Way SE 1112-1114) CPA process, I have written the following comments to the Commission.

It is our finding that there exist obvious technical errors in the pertinent three planning policies in the "1996 Southwest Subarea Plan", which need to be modified to properly treat Ren-Fu properties (1112-1114 Bellevue Way SE) with respect to rezoning and redevelopment.

City Land Use Code 20.301.150 Final Review Decision Criteria states "The Planning Commission may recommend and the City Council may adopt or adopt with modifications an amendment to the Comprehensive Plan if: A. There exists obvious technical error in the pertinent Comprehensive Plan provision." Following are specific comments to the respective three policies:

Policy S-SW-5. Residential development up to 15 units per acre (R-15) is appropriate on the land designated Multifamily-Medium (MF-M) at 1108 and 1110 Bellevue Way S.E.

Comment on Policy S-SW-5:

The Ren-Fu 1112-1114 Bellevue Way SE properties are situated in the same block as 1108 and 1110 Bellevue Way SE, sharing the same one-lane driveway and similar residential characteristics along Bellevue Way SE; therefore, not amending the Ren-Fu single-family residential development to Multifamily R-15 is considered discriminatory in nature.

It is concluded that there is a technical error by overlooking the Ren-Fu properties in Policy S-SW-5.

Policy S-SW-28. Encourage the development of consolidated access points to minimize conflict with through traffic as properties along the east side of Bellevue Way S.E. redevelop to multifamily residential use.

Comment on Policy S-SW-28:

While it complies with Policy S-SW-28 that the Ren-Fu 1112-1114 Bellevue Way SE share the same consolidated access points with 1108, 1110 and 1124 Bellevue Way SE (three other parcels), there is only one-lane narrow driveway to access Bellevue Way SE.

According to Institute of Transportation Engineers Trip Generation Manual, a PM peak hour vehicular trip generation rate is 1.01 trips per hour per single-family dwelling unit (SFDU) and 0.63 trips per hour per multi-family dwelling unit (MFDU). The current zoning in this neighborhood block will potentially generate $12 \text{ MFDU} * 0.63 + 2 * \text{SFDU} 1.01 * 2 = 10$ PM peak hour vehicular trips, which are using this one-lane driveway to access to/from Bellevue Way heavy through traffic.

There is a serious safety concern for the residents sharing this narrow driveway under the current PM rush hour condition because an accident could happen with the current number of PM peak hour trips using one-lane driveway to access Bellevue Way. Therefore, it's imminent to widen this consolidated access driveway with the multifamily redevelopment within this neighborhood block.

However, it is contradicting Policy S-SW-28 by not advancing further review of the Ren-Fu CPA process because instead of encouraging it is actually discouraging "the development of consolidated access points to minimize conflict with through traffic as properties along the east side of Bellevue Way S.E. redevelop to multifamily residential use."

Policy S-SW-36. Encourage the design of new multifamily and commercial development along Bellevue Way to be compatible with the residential setting.

Comment on Policy S-SW-36:

The Ren-Fu 1112-1114 Bellevue Way SE property addresses show that they are definitely along Bellevue Way; but if not zoned for medium- or high-density multifamily development, the Ren-Fu 1112-1114 current Single-Family R-4 zoning is not compatible with the residential setting of the design of new multifamily development.

Not advancing the Ren-Fu (1112-1114 Bellevue Way SE) CPA review process, it is considered a technical error because the City is discouraging "the design of new multifamily and commercial development along Bellevue Way to be compatible with the residential setting."

Above all, from the perspectives of land use, transportation and urban design policies stated in the "1996 Southwest Bellevue Subarea Plan", there are obvious errors in the above-mentioned three planning policies provided that the Ren-Fu (1112-1114 Bellevue Way SE) CPA process is not recommended for advancement for further review.