

2014 Annual Threshold Review CPA Recommendation
and Consideration of Geographic Scoping
Site-Specific Amendment

Bellevue Technology Center

Staff recommendation: Do not include the Bellevue Technology Center CPA in the 2014 annual CPA work program. If included, **do not expand** the geographic scope of the proposal.

Application Number: 14-123945 AC

Subarea: Crossroads

Original Addresses: 2010 156th Ave NE, 15805 NE 24th Street, 15800 Northrup Way

Applicant(s): BTC/McCollough Hill Leary PS

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 for Comprehensive Plan amendment.

This privately-initiated application proposal would replace **Policy S-CR-66** in the Crossroads Subarea Plan. This policy applies to the 46-acre Unigard (now called the Bellevue Technology Center) site located on 156th Avenue NE and bounded by Northrup Way and NE 24th Street. Interlake High School and other residential property bound the property along its eastern border. See Attachment 1.

The existing policy:

Policy S-CR-66: Office use as a conditional use is appropriate for the property east of 156th Avenue NE between Northrup Way and NE 24th Street (commonly known as Unigard).

Discussion: This area should be developed under a conditional use permit with attention given to retaining large stands of trees, views through the site from adjacent streets and the open character of the site.

The policy proposed by the applicant:

Policy S-CR-XX: Encourage potential uses and/ or development standards for the property east of 156th Avenue NE between Northrup Way and NE 24th Street (commonly known as the Bellevue Technology Center, formerly the Unigard campus) that allow additional development on the property compatible with neighboring development, that address potential traffic congestion and the preservation of the Property's existing open character, tree stands and views through the site from adjacent streets.

The applicant's stated purpose is to "initiate a community outreach process to engage City and specifically Sherwood Forest stakeholders—including residents, employers,

open space/parks advocates and local governments—in considering the Property’s potential uses in a neighborhood-sensitive context with specific focus on enhancing the Property’s existing open spaces, trees, vegetation and views.”

REVIEW OF STAFF RECOMMENDATION

Staff recommends not including this Comprehensive Plan amendment application in the 2014 work program.

This existing policy has guided BTC/Unigard site development as a sensitive but successful part of the Crossroads neighborhood community, while the general Comprehensive Plan anticipated redevelopment in BelRed and the impact of Sound Transit.

The application does not establish the appropriateness of addressing this policy through amendment of the Comprehensive Plan when amending the existing PUD has not been pursued first, especially in that the proposed policy wording recognizes the need for continuing existing policy provisions for preserving the site’s unique characteristics.

The application does not demonstrate significantly changed conditions in regard to the pace of development within the vicinity of the site, pending investments in Sound Transit infrastructure, or the dated relationship of policies to implementation. The city deliberately did not include areas east of 156th in the original BelRed subarea planning process in order to maintain appropriate transitions from Overlake Village. There are no light rail stations planned within ¼ mile of this site. The sensitivity of this site for the adjacent neighborhood and special conditions on the office use continue to be appropriate, despite the passage of time.

The proposed CPA is inconsistent with Countywide Planning Policies for concentrating housing and employment growth within locally designated urban centers.

BACKGROUND

The site, formerly and for years known as Unigard, has a long development history through the implementation of a planned unit development (PUD). This saw construction first in 1973, with the latest buildings built in 2000. The site currently has approximately 306,000 net square feet of office and 240,000 square feet of parking and service square footage in nine buildings on 46 acres.

Key components of the PUD over the years have been the protection of the open space “meadow” and large stand of trees in the northwest and southwest parts of the site, respectively, as well as views of and through the site, and the mitigation of traffic impacts.

Once the Comprehensive Plan policy (adopted in 1979 and amended in 1988) established the characteristics of open space preservation, scenic tree cover and neighborhood compatibility, the owners developed office buildings through series of development actions implemented over time. While allowing development capacity to be concentrated

(and preserving meadow and tree areas) the PUD set a limit on total square footage and lot coverage limits.

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 **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

While the appropriate land use designation on a specific site or sites is a matter appropriately addressed through amendment of the Comprehensive Plan, in this case it is not clear why applicant has not chosen to pursue amending the existing PUD, as opposed to this CPA. The applicant's own proposed policy wording recognizes the need for continuing existing policy provisions for preserving the site's existing open character, tree stands, and views through the site from adjacent streets.

- 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 replace the policy.

- 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.

- 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.

- 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 proposal does not address significantly changed conditions where changes related to the pertinent Plan map or text have implications of a magnitude that need to be addressed for the Comprehensive Plan to function as an integrated whole. The application does not demonstrate significantly changed conditions in regard to the pace of development within the vicinity of the site, pending investments in Sound Transit infrastructure, or the dated relationship of policies to implementation;

Pace of development within the vicinity of the site

The pace and intensity of development within the vicinity of a site are only significant when the Comprehensive Plan fails to anticipate the rate and timing of that growth. It is clear that the city anticipates the rate and timing of growth in BelRed and more specifically the effect of this growth rate on surrounding subareas. The BTC site was deliberately not considered in the original BelRed Subarea planning in order to maintain an appropriate transition from the Overlake Village area in the west to the residential neighborhood to the east and in part because it did not fall within a quarter-mile of potential EastLink station sites.

The development of the site formerly known as Angelo's and the planning for the Sound Transit light rail station were contemplated at the time of the BelRed planning effort and the city made the decision at that time to not include the area east of 156th Avenue in the rezone process. No significant changes have occurred in this area which were not anticipated since the adoption of the BelRed plan.

Pending investments in Sound Transit infrastructure

The city looked at and continues to look at Sound Transit investments, as significant conditions that have been anticipated by the Comprehensive Plan. It is true that LRT is coming to the general area, but there is no strong relationship to this site. The BTC site was not included in the BelRed Subarea Plan and is not within ¼ mile radius of an LRT station. Their presence, and the significant plan amendments related to their siting have not come as a surprise to the city in continuing to implement policy in the surrounding subareas. The planning of the Overlake Village station was contemplated during the BelRed planning process that concluded in 2009.

Dated relationship of policies to implementation

The passage of time is not a significantly changed condition. The Crossroads Subarea Plan remains effective, in part because policy CR-66 applied to a site that was sensitive to its owner and surrounding community then, and its continued impact on the community is sensitive today. The sensitivity of this site for the adjacent neighborhood and special conditions on the office use continue to be appropriate, despite the passage of time.

- 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

Expansion is not being considered.

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 does not recommend expansion of the geographic scope of the proposed Bellevue Technology Center CPA. The Crossroads Subarea Plan policy is specific to the former Unigard campus and its PUD approval. This suggests there are no shared characteristics properties near the application site that warrant expansion of the 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

The proposed CPA is inconsistent with Countywide Planning Policy for:

DP-4: Concentrate housing and employment growth within the designated Urban Growth Area. Focus housing growth within countywide designated Urban Centers and locally designated local centers. Focus employment growth within countywide designated Urban and Manufacturing/Industrial Centers and within locally designated local centers.

The proposed CPA is not inconsistent with Countywide Planning Policy for:

DP-39: Develop neighborhood planning and design processes that encourage infill development, redevelopment, and reuse of existing buildings and that, where appropriate based on local plans, enhance the existing community character and mix of uses.

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 received 31 public comments as of April 22; these are included in as Attachment 3. Almost without exception they are opposed to the policy replacement proposal on the grounds that it risks the unique and sensitive relationship that this site holds for the community and specifically the meadow, trees and low-impact visual access protected by the PUD's regulatory structure. Specific mention is made of traffic impacts; the use, value and preservation of the open space and its potential loss; and people's choices about this neighborhood based on the agreements established in the PUD.

The comments reflect a concern that the community is weathering impacts they perceive from development already approved and underway to the north and west of Crossroads.

ATTACHMENTS

1. Application materials
2. Site map
3. Public comments received to date



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

Application for
COMPREHENSIVE PLAN AMENDMENT

CPA YEAR 20__ APPLICATION DATE:	TECH INITIALS	AMANDA PROJECT FILE:
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- Project name Crossroads Subarea Comp Plan Amendment
- Applicant name Melbourne Hill Levy Agent name Ian Morrison
- Applicant address 701 15th Ave / Suite 6600
- Applicant telephone (206) 812-3380 fax (206) 812-3389 e-mail imorrison@mlk.scott.com
- Agent telephone () Same fax () same e-mail same

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)

N/A
Per
Nicholas
Mare
2/20/14

BLOCK 1
 Property address and/or 10-digit King County parcel number 15805 NE 24th Street
 Proposed amendment to change the map designation from existing N/A to proposed N/A
 Site area (in acres or square feet) 46 acres
 Subarea name Crossroads
 Last date the Comprehensive Plan designation was considered 1/10/14
 Current land use district (zoning) Office
 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.

See attached.

Received
FEB 28 2014
Permit Processing
City of Bellevue

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

Last date the Comprehensive Plan policy or text was considered 1/10/14
 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.

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.

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.

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 *[Signature]* Date *1/31/14 + revised 2/28/14*

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 *[Signature]* Date *1/31/14 + revised 2/28/14*
(Owner or Owner's Agent)

City of Bellevue Comprehensive Plan Amendment Application Addendum

Crossroads Subarea Plan: Community Visioning for 156th Ave NE & NW 24th Street Gateway

January 31, 2014

Block 1. *Requests information for site-specific amendments.*

The Comprehensive Plan Amendment (the “Proposal”) is a site-specific amendment. See Block 1.

Block 2. *Proposed amendment language. This can either be 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.*

The Proposal is a text amendment to the Crossroads Subarea Element to encourage a community visioning process for the property located east of 156th Avenue NE between NW 24th Street and Northrup Way in the City of Bellevue (the “Property”). The Property is located within the Crossroads Subarea and is adjacent to the Sherwood Forest neighborhood across NW 24th Street.

The Proposal does not include a change in the Comprehensive Plan designation or seek a concurrent rezone. The Proposal does not include any development plans for the Property.

The Proposal is intended to initiate a community outreach process to engage City and specifically Sherwood Forest stakeholders – including residents, employers, open space/parks advocates and local governments – in considering the Property’s potential uses in a neighborhood-sensitive context with specific focus on enhancing the Property’s existing open spaces, trees, vegetation and views.

The Proposed text amendment language is below:

Comp Plan Element	Policy	Proposed Comp Plan Amendment Language
Crossroads Subarea	S-CR-66	<p>Office use as a conditional use is appropriate for the property east of 156th Avenue NE between Northrup Way and NW 24th Street (commonly known as Unigard).</p> <p><i>Discussion: This area is should be developed under a conditional use permit with attention given to retaining large strand of trees, views through the site from adjacent streets and the open character of the site.</i></p> <p><u>Encourage potential uses and/or development standards for the property east of 156th Avenue NE between Northrup Way and NW 24th Street (commonly known as the Bellevue Technology Center, formerly the Unigard campus) that allow additional development on the property compatible with neighboring development, that address potential traffic congestion and the preservation of the Property’s existing open character, tree stands and views through the site from adjacent streets.</u></p>

City of Bellevue Comprehensive Plan Amendment Application Addendum

Crossroads Subarea Plan: Community Visioning for 156th Ave NE & NW 24th Street Gateway

January 31, 2014

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 City's Comprehensive Plan Vision, in part, defines a vibrant future for the City serving as: (1) a regional economic center with a strong and diverse economy; (2) a dedicated steward of environmental quality, where key natural features are preserved and restored; (3) a model of superior urban design and "people places;" (4) a leader in meeting regional challenges; and (5) an active and engaged community.

The Proposal is consistent with this Vision. Particularly, the Proposal encourages an active and engaged community-driven process to help consider the potential opportunities for the Property, which is generally considered a community gateway to the Sherwood Forest neighborhood.

The Proposal will help shape potential redevelopment opportunities with an emphasis on retaining the Property's existing open character, tree stands and views from adjacent streets. One key goal is to develop a set of updated Crossroads Subarea Element policies that may provide direction to potential development that enhances the existing assets while providing sensitive opportunities for superior "people places" and economic activities. The Proposal fits with the City's vision as a regional economic, environmental and urban design leader.

The Proposal is consistent with current Comprehensive Plan policies, including the following:

- LU Policy-9: Maintain compatible use and design with surrounding built environment when considering new development or redevelopment within an already developed area.
- LU Policy-11: Encourage the master planning of large developments which emphasize aesthetics and community compatibility. Include circulation, landscaping, open space, storm drainage, utilities, and building location and design in the master plan.
- 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.
- LU Policy-15: Encourage dedication of open space and preservation and restoration of trees and vegetation to perpetuate Bellevue's park-like setting and enhance the city's natural environment.
- LU Policy-36: Encourage continued development of office uses in designated districts.
- ED Policy-27: When a commercial revitalization effort involves significant changes to plans and regulations that may impact a residential neighborhood, develop strategies to avoid or minimize those impacts.
- UD Policy-18: Preserve significant trees and mature vegetation, with special consideration given to the protection of trees and associated undergrowth, specimen trees and evergreen trees.
- UD Policy-22: Foster and value private open space as a contribution to the visual character of the community.

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Crossroads Subarea Plan: Community Visioning for 156th Ave NE & NW 24th Street Gateway

January 31, 2014

- S-CR-4: Ensure that any development of remaining vacant land in Crossroads is compatible with surrounding uses.

As the City readily acknowledges, the Subarea Elements have not been updated for many years.

The Crossroads Subarea Element was last updated in 2007 with the Crossroads Center Plan. Even then, the Center Plan focused on the Crossroads Center as the Subarea's commercial "heart." This most recent update did not address the Sherwood Forest neighborhood policies. The policies specifically referencing the Property were last evaluated in 1988 with Resolution 5035. The adopted Crossroads Subarea Element is dated in relationship to the Property and the broader neighborhood.

Additionally, the current Crossroads Subarea Element contains policies that act as regulatory as opposed to the broad "policy level" guidance mandated by the Growth Management Act. *See* S-CR-62; 63; 66. The Proposal may lead to improved Comprehensive Plan consistency under the GMA.

The Crossroads Subarea's dated policies are even more significant in light of Sound Transit's Eastlink light-rail station to be constructed at Overlake Village Station (located off of 152nd Avenue NE). The Property is located approximately one-half mile from the future Overlake Village Station.

The Proposal supports the City's Comprehensive Plan vision and policies to encourage environmental stewardship, high quality "people places" and compatible redevelopment of existing land. The Proposal begins an inclusive dialogue regarding the community's vision for the Property.

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 to the Crossroads Subarea Element. 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 most recent amendment to the affected Comprehensive Plan Element occurred in 2007 with the Crossroads Center Plan amendment. As noted above, the City has ceased the practice of periodically updating the Subarea Elements. 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. As noted above, the City has ceased its policy of regular Subarea Element updates. The City Council has indicated that a future

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Crossroads Subarea Plan: Community Visioning for 156th Ave NE & NW 24th Street Gateway
January 31, 2014

evaluation of the City's Subarea Element review policy may be forthcoming after the 2014 Comprehensive Plan major update. However, the outcome of any future Subarea Element policy is unknown. Due to this uncertainty and the potential two plus year lag time to reinitiating programmatic Subarea Element review, the Proposal is most appropriate for the 2014 review cycle.

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 text amendment proposing an area-wide text amendment. The Proposal comports with the Growth Management Act mandate for annual review of the City's land use plan. RCW 36.70A.130. Staff recommendations for the 2014 Comprehensive Plan review work program include a proposed boundary adjustment to an adjacent property into the Crossroads Subarea. These related amendments will provide opportunities for staffing efficiencies.

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

While growth itself does not constitute a changed circumstance, the intensity and rate of growth or development can be a changed circumstance. The following factors are all considered when looking at the changed circumstances: the rate, timing, and pace of development and the length of time since the Subarea Plan Element was last reviewed, as well as the effect of the proposal on housing targets and buildable land capacity, and the effect on existing and planned infrastructure.

The Proposal addresses changed conditions within the surrounding area which will improve the Crossroads Subarea Element's effectiveness as an integrated, policy-level guidance document.

The Property is adjacent to a Subarea boundary with the immediately western Bel-Red Subarea on 156th Street. The City adopted the Bel-Red Subarea plan in 2009. The Bel-Red Plan emphasizes mixed-use, pedestrian friendly and transit-oriented development nodes in anticipation of the future light rail stations. Multiple mixed-use developments are complete or currently under construction in the Bel-Red Subarea immediately across 156th Street from the Property (e.g. Walgreens on NE 24th Street, Goodman Real Estate mixed-use development on the former Angelo's Nursery site).

Additionally, Sound Transit is planning significant infrastructure investment in the Eastlink light-rail station to be constructed at Overlake Village Station (located off of 152nd Avenue NE). The \$2.8 billion Eastlink light-rail project is targeted to be operational by 2023. The Property is located approximately one-half mile from the Overlake Village Station, which will be key transit connection.

The Crossroads Subarea text was last amended in 2007 with the Crossroads Center Plan. However, the Crossroads Center Plan did not address policies related to the Sherwood Forest neighborhood. Instead, the Property is governed by Subarea policies last evaluated in 1988 with Resolution 5035, including some policies that act more like regulatory standards. Over twenty-five years have passed since the last review of these applicable Subarea policies. This is inconsistent with the GMA and the City's Comprehensive Plan intent to provide broad statements of community goals and policies.

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Crossroads Subarea Plan: Community Visioning for 156th Ave NE & NW 24th Street Gateway

January 31, 2014

Taken together, the pace of development within the vicinity of the Property, the pending \$2.8 billion Sound Transit infrastructure investments, including Overlake Village Station, and the twenty-five year period since the evaluation of applicable Crossroads Subarea policies constitutes significantly changed conditions that support the Proposal's community visioning process for the Property.

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.

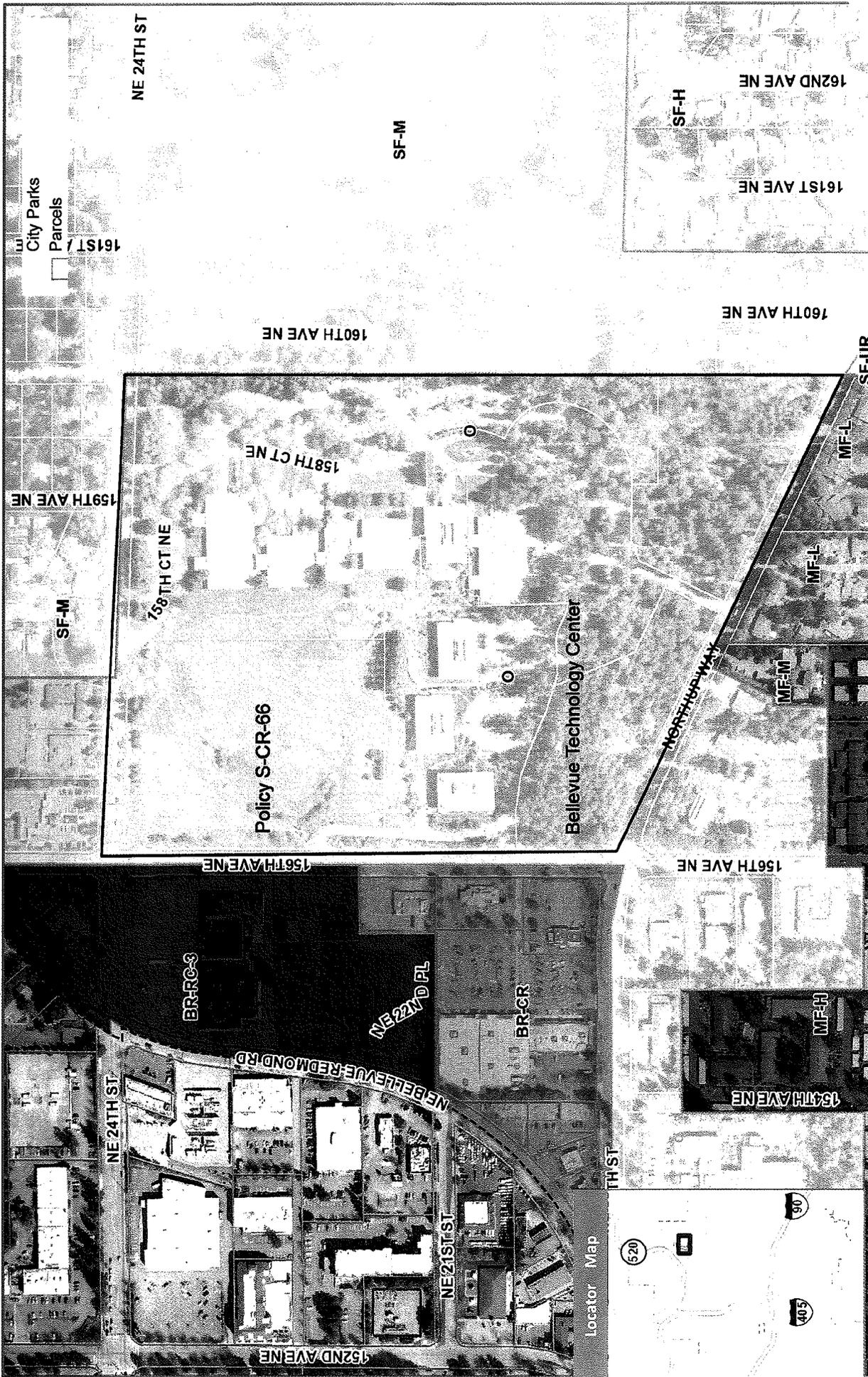
G. The proposed amendment is consistent with current general policies in the Comprehensive Plan for site-specific amendment proposals. The proposed amendment must also be consistent with policy implementation in the Countywide Planning Policies, the Growth Management Act, other state or federal law, and the Washington Administrative Code; or

As a site-specific amendment, the Proposal is consistent with the Growth Management Act, particularly the Urban Growth, Reduce Sprawl, Economic Development, Open Space and Recreation, Property Rights, Environment and Public Participation planning goals.

The Proposal is also consistent with King County Countywide Planning Policies, including the Environment (EN-1), Development Patterns (DP-2, DP-5, DP-6) and Economy (DC-17) policies.

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

N/A.



Bellevue Technology Center



Scale 1:4,202

0 350 700 Feet

North Arrow

Matz, Nicholas

From: jehenry01@comcast.net
Sent: Tuesday, April 22, 2014 2:36 PM
To: Matz, Nicholas
Subject: Re: Land Use Proposal #14-123945AC

Mr. Matz -

As you know, I previously forwarded my brief comments of concern in regards to the above Land Use Proposal at the Bellevue Technology Center site. At this point, based on gaining further understanding of the proposal, via the web links that you forwarded (thank you) and in meeting with neighborhood leaders, I feel that I need to reiterate my concerns. I understand that the staff proposal is due to the Planning Commission later this week, and I would ask that you make my comments, along with those of all other concerned neighbors, available to all members of the staff who will be compiling the staff recommendation.

The Proposal: First, in reading the following from the March 12, 2014 Planning Commission notes (page 41), the applicant seems to be very vague in stating what they actually wish to do, but the statement "compatible with neighboring development" concerns me greatly. They have noted that they would also work with Sherwood Forest leaders, but everyone needs to understand that many, many residents in several neighborhoods (north of NE 24th, west of 160th Ave NE, and south of Northup Way) are impacted by any development that would potentially happen to this area.

Policy S-CR-XX:

Encourage potential uses and/ or development standards for the property east of 156 th Avenue NE between Northrup (sic) Way and NW (sic) 24th Street (commonly known as the Bellevue Technology Center, formerly the Unigard campus) that allow additional development on the property compatible with neighboring development, that address potential traffic congestion and the preservation of the Property's existing open character, tree stands and views through the site from adjacent streets.

The applicant's stated purpose is to "initiate a community outreach process to engage City and specifically Sherwood Forest stakeholders—including residents, employers, open space/parks advocates and local governments—in considering the Property's potential uses in a neighborhood-sensitive context with specific focus on enhancing the Property's existing open spaces, trees, vegetation and views."

I would suggest to the Council that the "neighboring development" is already putting the future livability of our neighborhoods under great stress. Any further development would simply become intolerable. For example:

Traffic congestion: For all of the individuals living in the noted adjacent neighborhoods, as well as those living further down Northup Way and NE 24th, we are already finding the congestion in this several block area (bounded by 164th Ave NE and 156th Ave NE, and NE 24th and Northup Way) very difficult, and creating concerns about safety. For anyone who has to turn left onto Northup Way during any busy traffic times, it is very difficult, time consuming, and frequently unsafe to do so. Parents trying to drop students at Interlake High School find that intersection so

difficult to navigate that they use our neighborhood (160th Ave NE and 161st Ave NE) as a cut-through to drop students at 'the path', creating even further congestion and safety issues in our neighborhood.

I have been told, although I have not verified the accuracy, that the current project under development at the former Angelo's Nursery site (bounded by 156th Ave NE and Bel-Red Road) will include 450 housing units and 600 parking spaces. Additionally, we have the impending Overlake Village project which will add countless more cars - and pedestrians - to this already saturated area. I cannot even begin to imagine what the impact of those two projects will mean for accessibility to all of our neighborhoods.

As such, I would suggest that any further development, beyond that already planned, would only lead to an intolerable situation.

City of Bellevue livability: I have owned my home at 1812 161st Ave NE for 21 years. Part of what drew me to Bellevue (from Seattle) was the urban living, the fact that Bellevue still had significant green spaces, and old growth trees. I chose my neighborhood in part due to the large open space / trees that are a part of the BTC (formerly Unigard) site. I have watched the Bellevue green spaces slowly erode over the past 21 years, and at an alarming rate in the past couple of years. The BTC site is one of the last open spaces of any size in this area. I implore the Council to not let that become jeopardized due to development wishes. We need trees as a buffer for sound and to assist with cleaning air pollution! The "mini trees" / decorative type put in by developers do not satisfy either of these needs. I have traveled to many cities and many countries, and I have witnessed firsthand those unfortunate - and highly polluted / noisy - areas where they did not take care in carefully preserving existing green spaces and mature trees.

While I understand that the current owners would like to re-visit the existing PUD, I would also note that they bought this property knowing full well that the PUD was in existence, and supported by the surrounding neighborhoods. It seems disingenuous to want to change it now. While everyone seems to indicate understanding of the importance of green spaces, it would appear that there is usually a belief that it should be in "someone else's" plan.

Someone said to me the other day "you can't stop progress" and I shuddered at that mindset. **Clearly, it would not be progress to take the livability and beauty of Bellevue further backward by allowing development on one our last existing open spaces.**

While we fully recognize that this property does not belong to the neighborhoods, it is most certainly an essential part of our neighborhoods. It creates a necessary sound barrier from the ever increasing traffic on 156th Ave NE, it provides trees for air quality and heat reduction, and it provides a momentary respite of openness and beauty for those driving / walking by. We have all appreciated that the property owners have allowed walkers to use the walking paths, one of the few areas in Northeast Bellevue where you can exercise walk without being on streets / sidewalks. I encourage our City Planners to continue to uphold the PUD which has long been recognized as essential to the neighborhoods of NE Bellevue, and which becomes increasingly more so with other development in the area.

Thank you for your consideration.

Janet Henry

From: NMatz@bellevuewa.gov
To: jehenry01@comcast.net
Sent: Monday, March 24, 2014 3:26:15 PM
Subject: RE: Land Use Proposal #14-123945AC

Ms. Henry-

This is an application by the owners of this property to amend the Comprehensive Plan policy that applies to it in the Crossroads Subarea Plan. Here is a link to the Weekly Permit Bulletin documenting the application http://www.bellevuewa.gov/weekly_permit_bulletin.htm.

Here is a description of the proposal from the March 12, 2014 Planning Commission Study Session <http://www.bellevuewa.gov/planning-commission-agendas-2014.htm> (the Bellevue Technology Center materials start on p. 41 of 90 pages of the March 12 Packet Materials link, using Acrobat Reader).

I will add your email address to the parties of record for this application 14-123945 AC. You will hear about additional study sessions and receive details about the upcoming proposed public hearing on May 14, 2014.

Please let me know how I can provide additional information.

Nicholas Matz AICP
Senior Planner
425 452-5371



One City

Committed to Excellence

From: jehenry01@comcast.net [mailto:jehenry01@comcast.net]
Sent: Saturday, March 22, 2014 12:24 PM
To: Matz, Nicholas
Subject: Land Use Proposal #14-123945AC

Mr. Matz -

I would like to comment on the proposal for further development of the above referenced property (formerly known as the Unigard property). Please add me as a party of record to this action, so that I may receive updates and any information pertaining to this proposal.

For the past 21 years, I have lived in the neighborhood immediately adjacent to the east (at 1812 161st Ave NE). I know that this property has been under discussion for further development on other occasions, and it is my understanding that a number of years ago, after working with the surrounding neighborhoods, the city put a policy in place to prevent this.

I am extremely concerned about the loss of further green areas in our city. On a regular basis, we see huge areas of trees / greenery removed for development, and as a resident, I am concerned about what this does to the quality of life in our city. In the instance of the property under discussion, these trees and green area provide an important break between our residential area and the very busy roadway and commercial businesses of 156th Avenue. Allowing removal of any more

of these trees would have a significant detrimental impact to the quality of life in our neighborhood, and the surrounding neighborhoods, as well as on property values.

Additionally, I'm sure that city planners are aware of the traffic congestion which has continued to increase in this area. With the current development projects underway (at the former Group Health property, and the former Angelo's nursery property on 156th), this traffic will only continue to become more congested. Additional residents and/or workers at the Unigard property would only add to the issue.

I do understand the nature of on-going development and the need to balance that with neighborhoods. My fear is that Bellevue will lose much of its most desirable qualities, if we allow continuing development without regard to preservation of natural green spaces. In the case of this property in my neighborhood, that loss would be untenable and I must strenuously protest any action to do such.

Please advise me what further actions I can take to help ensure we preserve this space.

Thank you.

Janet Henry
jeHenry01@comcast.net
1812 161st Ave NE
Bellevue, WA 98008
425.643.3597

Matz, Nicholas

From: Levian Graham Brink <levianb@aol.com>
Sent: Tuesday, April 22, 2014 4:08 AM
To: Matz, Nicholas
Subject: Letter re Project #14-123945AC
Attachments: brink.Project 14-123945AC.pdf

Dear Mr. Matz-

Please see my attached letter for your consideration as you make a recommendation to the Planning Commission on Project #14-123945AC on the Bellevue Technology Center Site.

I would also ask to be made a "Party of Record" re this project. Please send emails to: LevianB@aol.com.

Thank you so much.

Kindest Regards-
Levian Brink
425-941-2937

April 19, 2014

Re: Project #14-123945AC

Dear Mr. Matz and Staff,

I am writing to encourage you and your staff to formally recommend to the Bellevue Planning Commission that they REJECT the proposed amendment for Policy S-CR-66 at the Bellevue Technology Center (BTC) property. The change in wording is vague and would most surely leave the door open to additional development in the future. More development at that site is something that I am opposed to, along with a majority of our immediate neighborhood. I am not anti-development. I get excited when I see the long term plans for our city. I love the city of Bellevue and all that it has to offer. However, growth should be planned responsibly and with all factors considered, so I hope that our representatives at the City take seriously their sworn duty to consider the interests and desires of the residents whom they represent.

First and foremost, we are concerned about the traffic problems that already exist in our area. During rush hour, school hours, and even lunch time, it takes entirely too long to get out of our neighborhood and head east beyond any of the 148th Street intersections. When I see the proposed future plans for the Bel-Red corridor, I shudder to think how much worse the traffic will get if the planning is not carefully controlled and mitigated. Thankfully, the area of development stops at the western side of 156th and we would like to keep it that way. To do otherwise would destroy the buffer that the BTC property offers between the residential community of Northeast Bellevue and our ever growing city.

However, I am sure you will hear the traffic argument many times over, so instead I wanted to focus my remarks on a more subtle but equally important reason to reject the proposed amendment. It is for what you discussed as 'Community Health' with Ms. Anne Bilké at your 3/12/14 Planning Commission meeting, and what I will call 'Personal Health' for the intents of this letter.

We moved into our home on 161st Ave. NE (just south of Interlake) in June 2003 when my children were ages 8 and 12. A couple of years later a family moved into one of the homes whose backyard bordered the wooded area of then Unigard. We became instant friends and spent countless hours at their home and in the backyard. The forest was a magical, giant kingdom for the young children and it grew into a quiet, peaceful haven for some in their teens. Over all those years, my son kept a nature journal marking down his discoveries and observations of the flora and fauna throughout the changes of the seasons. He observed some interesting wildlife like Barred owls, coyotes, deer, and Aplodontias, a unique rodent and the only species in their family. He was a Botany enthusiast and identified and noted all sorts of native and unique plants growing in the woods. So many times I said a prayer of gratitude that my son had a safe and calming place to wander, to find solace and peace, as well as to explore his curiosity and grow in his knowledge and appreciation of the natural world. I have often wondered if he will pursue a field of study that channels that passion of his and if he will look back at his time in those woods as the beginning of that journey.

For many, a 'Community Health' rationale is theoretical, but for our family, it's reality. I love to think that current and future generations will have that same privilege. There is plenty of development in Bellevue, but less and less natural and open space; therefore, we need to take care to preserve what we do have. In Richard Louv's insightful and timely book, *Last Child in the Woods*, he says, "Prize the natural spaces and shorelines most of all, because once they're gone, with rare exceptions they're gone forever. In our bones we need the natural curves of hills, the scent of chapparal, the whisper of pines, the possibility of wildness. We require these patches of nature for our mental health and our spiritual resilience." So in closing, I want respectfully implore you to vote to preserve the natural habitat at the BTC property by rejecting the proposed amendment, thus encouraging the mental, physical and emotional health of our community.

Thank you for your consideration-

Levian Graham Brink

Levian Graham Brink | 1913 161st Ave. NE | Bellewood East No. 6 neighborhood

Matz, Nicholas

From: Janet Castaneda <castaneda.janet@gmail.com>
Sent: Monday, April 21, 2014 11:24 PM
To: Matz, Nicholas
Subject: Project #14-123945AC - Bellevue Technology Center

Hello Mr. Matz,

I'm writing regarding the land usage proposal for the area around Bellevue Technology Center (Project #14-123945AC). I'm a resident of Sherwood Forest and it is impossible to pass the opportunity to express my opinion about this new project proposal that will definitively impact our way of living, our community, our city and our environment.

My family moved to Sherwood Forest a couple years ago, when the time came to decide on the place to live for the long run and set roots my husband and I had no reservations moving to this neighborhood.

We are a young couple that could go for the option of living in a new development or a place somewhere in downtown but we strongly believe one of the most important assets of Sherwood Forest is the appreciation our community has for maintaining and protecting our trees and green areas and we couldn't find those values in any other place.

We all have big trees in our properties and the responsibilities that come attached to them, cleaning the roof in the windy season, maintaining clean streets, etc. but we all do it and we love it because we believe is a privilege to be in the city but still live in harmony with our environment.

The proposal puts at high risks this picture of a perfect place to live, a place where we can teach our kids that is still possible to find balance and respect and value nature.

I consider the Bellevue Technology Center to be an Eden within the city. It is true this is an office space but they take such good care of the land. The big trees that surround the property are invaluable to our city not to mention how hard it is to find a place with open hills like the ones this property has. We were for the longest time trusting this place was safe by the agreement the city made years ago about not developing any further this area. It is hard to believe things can change and we can lose this place as well.

We have some many projects going on in nearby streets that I find it hard to believe this property can become one more place where we prefer profitability over the sustainability. It was devastating to see the Group Health area become a clear space ready to host an apartment complex and office space. I really want you to consider if this is the future you want for the BTC area, not to mention all the issues that come with it: traffic, safety and nearby schools overpopulation. Please remember 156th and 24th street are narrow streets that connect most of the northeast community and taking on more traffic and noise will have a severe impact in our neighborhood.

I encourage you to maintain this property as is and vote for this place to remain and open space where we all can continue appreciating the beauty of nature for generations to come.

Please make me a party of records to receive future updates and notices regarding this project.

Sincerely,

Janet Castaneda

2447 161st Ave NE

Bellevue, WA 98008

Matz, Nicholas

From: Laurey Berteig <laureyb@westminster.org>
Sent: Monday, April 21, 2014 10:08 PM
To: Matz, Nicholas
Subject: Bellevue Technical Center Proposed #14-123945AC

Dear Sir,

My wife and I have lived in the Sherwood Forest area for the past 14 years and have enjoyed the community very much. I work as a pastor at Westminster Chapel on NE. 24th Street and drive the corridor 5 or 6 times a day from early morning to late at night. I am deeply concerned about the traffic congestion that has taken a dramatic shift in the last 3 years. I am concerned that the city planning department cannot be aware of just how serious a problem this has become. In addition to the volume of cars lining up from Bel Red Road to access Interlake High School and Sherwood Forest Elementary on NE 24th street (especially around 7AM – 8 AM), the city planners have also approved 2 Private Schools and a Day Care Center all with VERY POOR ingress and egress. The 2 private schools have long line ups of cars waiting to get back onto NE 24th street after dropping of their children. Parents continue to take huge and careless risks by pulling out in front of oncoming traffic endangering themselves and other motorists because they are so frustrated with the long waits. I have seen numbers of close calls at the Day Care Center because of parents turning from NE 24th Street onto 160th Ave. and then stopping in the middle of the street with cars backed up onto NE 24th Street. Cars are waiting to pull into the Day Care Center while other parents with children are walking out between parked cars and crossing 160th Ave., while other motorists are trying to wind their way through the maze of stopped cars in an already narrow street and almost hitting children!!!

Now we hear that the city planners are about to approve more residential development on the Bellevue Technology Center. Really? The Crossroads area between 164th and 156th is an already high density area that has created a great deal of congestion. There is an assisted living complex on the corner of NE 24th and 156th Ave. where drivers are trying to access the driveways. We now have an extremely popular strip mall on NE 24th and 156th with the addition of Walgren's and Trader Joe's. Once again, traffic is greatly impacted trying to access to NE 24th. The street lights between Bel Red Road and 156th are very close together and it can take 20 minutes and many light changes to get through 148th, Bel Red Road and 156th on NE 24th during "rush hour" commutes. There is another residential building under construction where the nursery used to be located.

We respectfully ask the planning commission to reconsider such a decision as this may have a negative impact on the community and result in undue hardship for the surrounding residential areas.

Also, at present there is very little open space or parks in this immediate area. The green space (in the formerly Unigard area) is the one open space where dog owners and other adults can walk the paths and get away from crowded sidewalks.

Yours sincerely,

Laurence Berteig
2892 160th Place NE
Bellevue, WA. 98008

Matz, Nicholas

From: Jered Aasheim <jereda@icloud.com>
Sent: Monday, April 21, 2014 9:53 PM
To: Matz, Nicholas
Subject: Project #14-123945AC

Mr. Matz,

I am a homeowner in the Park Place neighborhood adjoining the Bellevue Technology Center (BTC) property that is requesting an amendment for future building development. I would like to share a few concerns that I have as a homeowner adjacent to the property:

- ***Increased Traffic*** - as a resident for the last 8 years, I have steadily seen the traffic on NE 20th increase and am concerned that further developments here will only worsen the problem. The AM/PM peak hours are particularly concerning.
- ***Increased Noise*** - related to traffic, the road noise behind my home has steadily increased due to traffic and I am concerned this will only grow with future developments.
- ***Loss of Green Belt*** - my home backs up to the tree stands on the east side of the BTC property which was one of the major reasons that I purchased this home. I am concerned that allowing development on this part of the property will eliminate this buffer from urban noise.

Thank you for considering this feedback in your upcoming recommendation to the Planning Commission on the proposed Comprehensive Plan Amendment.

Sincerely,

Jered & Shannon Aasheim
1827 160th Ave NE
Bellevue, WA 98008

Matz, Nicholas

From: Russell Paravecchio <dr.r.paravecchio@comcast.net>
Sent: Monday, April 21, 2014 7:01 PM
To: Matz, Nicholas; PlanningCommission
Cc: Sherwood Forest CC; Mike & Masami Koenig; kslt51@comcast.net; Vicki net>
Subject: Bellevue Technology Center-Project #14-123945AC

Dear Nicholas Matz

As a Belmore addition resident of Sherwood Forest just across NE 24th from the site of reference, I can literally see the green grass of that site from my back deck. That kind of observation was obviously just part of the reason, but unquestionably a considerable reason why I chose to build my home in this neighborhood i.e. the unencumbered openness and general "green" feel available in an area which additionally bears the other attributes of the location. I felt that both the commitments to a responsible and respectful approach to nature by northwesterners and the laws they promulgated to protect not only our natural environment but our personal environment, i.e. our neighborhoods and our way of life would serve a major life investment like building a home here in good stead.

The good news is that the current rules and regulations have properly proven -even in the face of challenge- that these current rules are defensible and enforceable as an appropriate mandate of the will of the people. They are tried, tested, proven and I might emphasize, correct in their protection of our homes as major life investments as well as to our inalienable rights to our quality of life.

The bad news is that when a large and financially powerful organization feels hindered by a community which has historically protected these rules of community respect and preservation of the integrity and livability of neighborhoods, they will self-servingly set out to simply change or do away with the established rules. This is likely one of those occasions.

I implore you to not let that happen. Please correctly continue the time, tested, and proven mandate to preserve the integrity of our neighborhood, the existing buffer zone, green space, and environment.

Further consider the safety issues as they impact the school next to it.

Lastly dare we consider the traffic impact? My neighbors and I travel home every night through the NE 24th/156th NE intersection and anyone who does can't help understand that it it would be an irresponsibility of tantamount proportions to knowingly allow any further impact upon that intersection. Here's yet another part of this picture where responsible land use must act decisively and consistently with the mandates which historically have been enacted and repeatedly been reinforced into precedent to protect these interests.

Planners allowed a new Walgreen's and Trader Joe's to move into its current site with its significant impact on traffic. It also appears that a new AT&T store and another business or two are similarly opening in that complex. In addition to that, however, a new 450 unit complex is being erected just behind them in an area which heretofore generated little or no traffic. Thus we haven't yet seen the additional impact of all of that on the same set of already hideously impacted intersections and now we are being asked to entertain a rule change to enable another gigantic impact. Are there any environmental impact statements which are required to address traffic issues? Are they verified as to actually having credible information and are the results taken into account? Even if allowing the 450 unit complex to proceed in the face of all this was simply a mistake, we can not afford any more mistakes of any magnitude let alone that magnitude in that area. Allowing Project #14-123945AC to proceed would indeed be such a mistake.

I apologize if this letter in any way appears to imply any negativity to you personally. It certainly is not intended to do so. I have every reason to suspect that you are one of our most valuable allies and defenders of the current regulations to respect and preserve our community interests. After all, our planers have historically rebuked such proposals before. It's just difficult, however, to merely even list the negative impacts our community has suffered and the incongruity of philosophy these impacts represent without somehow seeming negative in other regards.

Ultimately, I respectfully request, however, that if you have the ability to summarily dismiss any such rule change proposal as a restatement of the many already considered and denied before it without the community having to go to the effort to defeat it, please do so. If not please continue the good work shown by the PUD's precedent in denying various applications for amendments to the PUD requesting additional development on that site historically from 1973 to 1998 and

accept this letter as evidentiary fodder which your commission can use to similarly deny this proposal within the process required.

Thank you for your time and consideration.

Sincerely,

Russell Paravecchio, MS, DMD, FADSA
Diplomate, National Board of Anesthesiology
2495 158th Pl NE
Bellevue, Wa 98008

Matz, Nicholas

From: sumir@comcast.net
Sent: Monday, April 21, 2014 4:05 PM
To: Matz, Nicholas
Subject: Bellevue Technical Center

Dear Mr Matz,

My name is Rose Reid and I have lived in Sherwood Forest for 39 years and have seen many changes within our neighborhood and the properties surrounding our community. Some of the changes have been positive but in more recent years the rapid growth surrounding our community have not been as positive. With the construction currently be done on 156th, I am very concerned about the quality of life for out community and moreso the environmental inpact this growth will have on traffic. The infrastructure will not changed, resulting in increased traffic which is already BAD. It seems developers are quick to construct placing the cart before the horse.

I am writing regarding The Bellevue Technical Center Project #14-123945AC. It is unclear what future development on this site will be but surely it will only add to our current and soon to be increased traffic congestion along NE 24th & 156th. I hope the City of Bellevue will curtail any further development on this piece of property to save our city from more environmental issues than we already have to deal with.

Respectfully submitted,

Rose Reid
Longtime Resident of Sherwood Forest
Concerned Citizen

Matz, Nicholas

From: Diane Parry <dianeparry@frontier.com>
Sent: Monday, April 21, 2014 3:55 PM
To: Matz, Nicholas
Subject: Bellevue Technology Center, Project #14-123945-AC

To: Nicholas Matz, Bellevue City Staff dated 4/21/2014

Subject: Bellevue Technology Center – Proposed Land Use Action

Ref: Project # 14-123945-AC, Bellevue Technology Center 2010 156th Avenue NE

We wish to object to the Bellevue Technology application to change the current status of the property (PUD).

WHY? As a resident of Sherwood Forest Neighborhood since 1979, we have witnessed increased traffic and noise pollution. Because of the traffic congestion on NE 24th throughout the day, cars are detouring through our neighborhood to avoid backups on NE 24th. Not only do they drive through but some do not adhere to safe speeds, putting our neighbors and students from Interlake and Sherwood Forest schools, which walk the streets, at risk. Trying to exit our neighborhood is more challenging as well.

We are already faced with dense development of properties surrounding us, i.e. the Angelo's and Group Health properties.

Please protect Sherwood Forest and our neighbors on the south of Bellevue Technology Center from encroaching development and continue to give us room to "breath" and enjoy the natural habitat that has been part of this land for many decades.

We invite you to visit the area and our neighborhood to witness to the negative impacts that are already in play and reject Bellevue Technology's application.

The bottom line is – what is the point of an agreed upon and signed Planned Urban Development if it can be made null and void?

Thank you.

Robert and Diane Parry

16223 NE 26th Street

Bellevue, WA 98008

Matz, Nicholas

From: Wes <w_ono@hotmail.com>
Sent: Monday, April 21, 2014 3:52 PM
To: Matz, Nicholas
Cc: Wes
Subject: Bellevue Technology Center - Project #14-123945AC

Dear Mr. Matz,

I understand that there is a proposed change to the land use for the Bellevue Technology Center (formerly Unigard) property. I am opposed to increased development on the property.

I have lived in the Sherwood Forest area since 1985, and have personally experienced the stresses caused by development in the northeast Bellevue area. Of particular note is the increased congestion on the neighborhood streets, including 156th NE, 164th NE, Bel-Red, NE 30th, NE 24th and NE 20th (Northup Way). The proposal would allow development that would generate additional traffic on these already congested streets.

Also, northeast Bellevue has little in the way of open space, and the proposal would sacrifice a significant portion of the little open space that remains. Additional development on the property would also reduce the existing buffer between the nearby neighborhoods and the increasingly developed Overlake area.

Many years ago a Planned Unit Development (PUD) was put into place to limit the development of the property. There has been additional building on the site, but my understanding is that the development is all within the terms of the PUD. I see no reason to alter the PUD at this time.

I would like to be added as a party of record for this project so that I can remain informed on the steps in this process.

Sincerely yours,

Wes Ono
16060 NE 28th Street
Bellevue, WA 98008
w_ono@hotmail.com

Matz, Nicholas

From: Richard Tanaka <rickandgeri@msn.com>
Sent: Monday, April 21, 2014 3:28 PM
To: Matz, Nicholas
Cc: Richard Tanaka
Subject: Project #14-123945AC

Dear Mr. Matz,

My family and I live at 2436 161st Avenue NE, in Sherwood Forest, Bellevue. We have lived here for over forty years. During this time I have watched with great pride as the neighborhood grew and progressed. I marvel at the good fortune I had to invest in a home here, to raise my family here, and to retire here.

But good fortune does not come without hard work and investments in the future. You can see this reflected in the homes, the schools, and the roads throughout Sherwood Forest and the adjoining neighborhoods. Perhaps one of the most important of these investments in the future was preserving the natural green belt along 156th Avenue NE between 24th Street and Northrup way, the old Unigard site. This green belt provides a natural divide, separating the homes, schools and traffic of the neighborhoods from the commercial development to the west of 156th Avenue NE.

And I emphasize the above phrase "investments in the future." Investments in the neighborhoods are ultimately investments in the people, the families, the parents that will retire in their homes, and the children they will raise. They are investments whose returns are measured by the improvements and progress in the quality of life of the people. These returns cannot be measured in dollars and cents.

Corporations and businesses measure progress by bigger revenues and higher profits. For them, "investments in the future" are to achieve more revenues and more profits. For them, "cash is king."

Will we continue to invest in the improvements and progress in the quality of life of the people by preserving the natural boundary provided by the green belt along 156th Avenue NE? Will we heed the foresight and wisdom of those who worked so hard before us to preserve this natural boundary between the neighborhoods and the commercialization to the west. I say yes!

Please join me.

Thank you.

Sent from my iPad

Matz, Nicholas

From: Toney, Gayle <Gayle.Toney@AviationCapital.com>
Sent: Monday, April 21, 2014 2:08 PM
To: Matz, Nicholas
Subject: Bellevue Technology Center/Project 14-123945AC
Attachments: City of Bellevue-14-123945AC.pdf

Dear Mr. Matz,

Attached please find a letter providing comments to the proposed Comprehensive Plan Amendment for the Bellevue Technology Center (Project 14-123945AC).

As a long time Bellevue resident, I have witnessed the transformation of our city from a quiet suburb of Seattle with easy access to freeways, schools and services to a city that is becoming saturated with decreased livability as a consequence. Northeast Bellevue, in and around the Crossroads area, has become mired with traffic issues and which will continue to worsen as more development is completed. Getting to and from our homes, schools, sporting and other activities for our children and even the simplest things such as a trip to the grocery store have all been greatly impacted by the ever increasing traffic volumes in the area. Getting to I-90 from the Crossroads/Overlake areas can take as long as a trip to Seattle itself. The very things that attracted us to Bellevue are the things we see slipping away.

I urge the City's Planning Department Staff to recommend to the Planning Commission that the proposed CPA for the Bellevue Technology Center be denied in order to avoid further traffic issues, to preserve open spaces for quality of life and environmental issues, and to preserve the quality of life for homeowners and residents east of 156th Avenue N.E.

Please include the attached letter in the Planning Commissions record for the upcoming May 14th hearing. I plan to mail hard copies as well.

Thank you.

Kind regards,
Gayle Toney

The information in this e-mail and any attachments are for the sole use of the intended recipient and may contain privileged or confidential information. Delivery to other than the intended recipient shall not be deemed to waive any privilege. Any unauthorized use, disclosure, copying or distribution of this message or attachment is strictly prohibited. If you believe that you have received this e-mail in error, please contact the sender immediately and delete the e-mail and all of its attachments.

April 21, 2014

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

Re: Bellevue Technology Center Project No. 14-123945 AC

Ladies and Gentlemen:

I am the owner of Lot 6 of the Park Place Subdivision, located at 1910 160th Avenue N.E. in Bellevue. I have lived at this address since 1998 and previous to that resided at 1812 161st Avenue N.E. My property faces the east side of the Bellevue Technical Center ("BTC") site and has views of mature fir trees and other vegetation on the BTC property.

I am writing in opposition of the proposed Comprehensive Plan Amendment to policy S-CR-66.

For many years the City of Bellevue (the "City") has recognized the need to preserve the trees and open spaces on the BTC site and to provide a much needed buffer between homes in east Bellevue and the businesses and the increasingly intolerable traffic in the Crossroads and Overlake areas. This site is a treasure in a city that has lost way too much of its natural canopy, beauty and open spaces to development.

Traffic Concerns: If further development of the BTC is permitted, traffic, which is already extremely heavy in the area will become increasingly challenging to navigate. The traffic congestion in Northeast Bellevue has made ingress and egress to our neighborhoods progressively difficult and dangerous, particularly during the AM/PM peak hours. The 4 mile commute from my office in downtown Bellevue to my home averages 30 or more minutes. Northup Way, N.E. 24th Street and 156th Avenue N.E. are already exceedingly congested and do not have the capacity to handle higher traffic volumes. We have yet to experience the impact of the current and planned development in the Crossroads and Overlake areas.

The City's own website provides the following information: *"The transportation Department's Neighborhood Traffic Safety Services (NTSS): group manages the impact that vehicles, both moving and parked, have on Bellevue neighborhoods. Traffic and parking conditions on residential streets can greatly affect neighborhood livability. When problems become a daily occurrence, our sense of community and personal well-being is compromised. When streets are safe and pleasant, our quality of life is enhanced. Our goals include creating a safer roadway environment for all users, enhancing neighborhood livability, and engaging the community to become active participants in the traffic safety process."*

Sadly, our streets don't feel safe, particularly for pedestrians trying to cross the street at intersections such as 24th / 156th, or for those of us who must turn left onto busy streets such as Northup Way during morning and evening rush times. The livability of our neighborhoods has been greatly compromised by traffic which the area's infrastructure is not equipped to handle. More development of the BTC site would only further diminish livability in the area.

Open/Green Spaces: Northeast Bellevue has very limited open spaces and parks. It is essential to preserve the few spaces that are left for future generations. We need places that are easily accessible and safe.

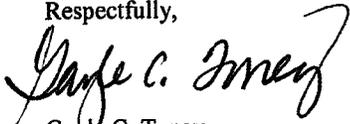
Impact on Schools: Access to the neighborhood schools (Sherwood Forest Elementary, Highland Middle School and Interlake High School) is already extremely challenging. Added developments in the area will put a huge strain

on schools that are already at capacity. Our neighborhoods are being used as cut-throughs for Interlake traffic and this problem will worsen with increased traffic in the area.

Environmental Concerns: Development and the addition of more impervious surfaces create surface water impacts on surrounding areas. The BTC site provides an urban haven for wildlife including raccoons, rabbits, Aplodontia (mountain beavers), frogs, many species of birds including owls, hawks, water fowl, stellar jays and eagles—coyotes and deer have also been seen on the site. The tree canopy provided by the large stand of fir trees provides reduction of glare/heat to our neighborhoods, particularly during the evening hours when the sun is descending. The trees provide an essential filter for the pollution created by the increasing traffic congestion in the area.

I encourage City planners to uphold the PUD on the BTC site and to preserve the trees and open spaces, now and for future generations. I also encourage the City to promote **redevelopment** of existing spaces that are underutilized because of their age or design. There are "space for lease" signs on nearly every office building along Bel-Red Road and in other sectors of the City. Let's incentivize developers to rejuvenate and redevelop rather than sacrificing every parcel of land and diminishing the City's livability. As folk singer Joni Mitchell sang in her song "Big Yellow Taxi" in the early 70's: "*Don't it always seem to go, that you don't know what you've got 'til it's gone...they paved paradise and put up a parking lot*". I hope that the Planning Commission and City Council will recognize the importance of this site to the community and deny the application for a Comprehensive Plan Amendment for policy S-CR-66.

Respectfully,



Gayle C. Toney

Matz, Nicholas

From: Emmanuel Solis <emsolis@live.com>
Sent: Monday, April 21, 2014 12:29 PM
To: Matz, Nicholas
Subject: Comments on Bellevue Technology Center-Project #14-123945AC

Dear Mr. Matz,

As a resident of Interlake area I would like to make my voice heard regarding the proposed land use 14-123945-AC for the Bellevue Technology Center (formerly known as Unigard).

I'm deeply concerned with the way in which our area is being over-developed and how impervious the planning commission has been to the voice of the local residents whose livelihood is being impacted by the reduction of open green spaces in our community.

The Bellevue Technology Center is the last green space left in our community, it is the last buffer zone between a well establish residential community and the commercial development west of 156th Ave NE.

In the last years the city has approved, and development has started for almost 2,000 new residential until on 156th Ave NE (Overlake Village and GRE Real State) which will have a massive negative impact on traffic, schools and environment.

The already extremely congested corner of N.E. 24th Street and 156th Avenue N.E. which is essentially the only entry or outlet to our community will now be forced to support even more traffic from/to Microsoft and other employers and the SR520 highway.

The very challenging access to the neighborhood schools (Sherwood Forest Elementary, Highland Middle School and Interlake High School) will only become worse as the addition of 2,000 more families will strain our public school even more.

Our community has already lost hundreds of trees and acres of green space to new development and the Bellevue Technology Center tree canopy and meadow are an extremely important filter for the pollution created by the increasing traffic congestion in the area in addition to be an outdoor space for the community.

For the sake of current communities and health of the city please please put a cap on the amount of development that this section can withstand. I know I speak for many others in our community when I recommend that the proposal to expand development on this site and change policy S-CR-66 be denied.

Thank you very much for your consideration

Emmanuel Solis

Sherwood Forest resident

Matz, Nicholas

From: Darlene Truong <dartruong@gmail.com>
Sent: Monday, April 21, 2014 11:55 AM
To: Matz, Nicholas
Subject: Project #14-123945-AC, Bellevue Technology Center 2010 156th Ave NE

Dear Mr. Matz,

I hope this email finds you well. It has come to my attention that there is a proposed development in the Bellevue Technology Center. My family and I live in in the adjoining neighborhood of Sherwood Forest and are deeply concerned about the impacts of this possible building development.

Many of the northeast Bellevue residents are specifically concerned about the increase in traffic volume this development would bring and I completely echo their sentiments. Traffic during peak times, particularly when my husband and I are commuting home, are very congested already. Adding more development would make a traffic situation that is already bad, even worse for residents.

One of the things I love about living in my neighborhood is that we have a great community. We have with all the nearby schools, meadow, and surrounding trees. I enjoy seeing families go for strolls and play with their dogs in the open green space as well as sliding down the hill in the meadow when it snows. It would be an extreme disappointment to lose the sense of community we have if the development were to occur.

My family and I hope that you will recognize the impact of what this new development will bring and I sincerely hope that this space will remain open for the residents and families to enjoy. Thank you for taking the time to read this email and to consider these concerns.

Sincerely,

Darlene Truong, MSW

2605 162nd Ave NE

Bellevue, WA 98008

Matz, Nicholas

From: Hadden Hoppert <hhoppert@gmail.com>
Sent: Monday, April 21, 2014 11:51 AM
To: Matz, Nicholas
Subject: Re: project 14-123945AC (unigard property)

Thank you. I will do my best to be there and speak my piece. In case it isn't clear, I am concerned about the loss of natural habitat, the potential loss of a "buffer" zone from the current big boom development, and the increased traffic (in neighborhoods that are already bad and getting worse).

Do you have any other suggestion besides showing up at the meeting that you think will affect the outcome?

On Mon, Apr 21, 2014 at 8:54 AM, <NMatz@bellevuewa.gov> wrote:

Mr. Hoppert-

Yes. The May 14th meeting of the Planning Commission will include the Threshold Review public hearing on both annual CPAs this year (Mountvue Place and Bellevue Technology Center).

Nicholas Matz AICP

Senior Planner

425 452-5371



From: Hadden Hoppert [mailto:hhoppert@gmail.com]
Sent: Friday, April 18, 2014 4:46 PM

To: Matz, Nicholas
Subject: Re: project 14-123945AC (unigard property)

Matz, Nicholas

From: Tess McMillan <tessmcm@gmail.com>
Sent: Monday, April 21, 2014 11:27 AM
To: Matz, Nicholas
Cc: PlanningCommission
Subject: Comments regarding Bellevue Technology Center Proposal #14-123945-AC

Dear Mr. Matz,

I am writing to oppose the above proposal.

My background: I live in Sherwood Forest, on NE 28th Street near 164th Ave NE. I have been in this area since 1995 and purchased my current home in 2001. My property is a third of an acre, which I landscaped and planted with my own hands to be a Certified Backyard Wildlife Sanctuary. The nearly 100 trees and shrubs and countless woody and herbaceous plants give refuge to rufous and annas hummingbird, mountain chickadee, black-capped chickadee, red-shafted flicker, downy flicker, nuthatch, wren, bush tit, american robin, thrush, rufous towhee, barred owl, stellar's jay, banded pigeon, dark-eyed junco, song sparrow, red-tailed hawk, sharp-shinned hawk, rabbit, gray squirrel, and townsend's chipmunk, to name a few.

Since I bought my house, this neighborhood has undergone tremendous negative change with a heavy impact on tranquility, wildlife, pedestrian safety, and clean air. In describing the impacts, I don't even know where to start.

We now have 24/7 noise from the 520 freeway, there is 24 hour noise from construction all around us, I am forced to smell and hear car washes that operate at all hours of the day and night, we have lost tree canopy and noise buffer from the Microsoft campus, and we will be losing many more trees when the Group Health plan goes through. There is now so much pollution in my neighborhood that even though all my windows are covered with storm windows, I have black soot that I have to wipe off my windowsills every week. Some hours of the day, I can't sit in my backyard because of the noise from the freeway. When I leave my neighborhood, at least twice a month I am nearly involved in a car accident due to the increased number of drivers from the high school parking lot being in such a hurry that they drive across traffic.

The permit application: I have read the permit application notice for the Bellevue Technology Center many times in the past week and been baffled by the language, so I had to have it explained to me. It is my opinion that any kind of application that is this vague and this broad and over-reaching necessarily has a nefarious aim. I urge you to reject the application. Here are only a couple of my many reasons:

We are losing our parks and green spaces and buffers to development.

This part of Bellevue has become almost an orphan with plans by Redmond for multistorey high-occupancy buildings. We lost Angelos -- which as a nursery provided at least a respite for some birds and small wildlife and instead are gaining a hugely-dense development there. The Unigard campus (and I prefer to call it Unigard Campus and not Bellevue Technology Center -- as many of the clients in the center offer low-paid, contract jobs without benefits that cater to companies outsourcing for cheap H1B labor and I reject this model on principle) was and is our only real park-like buffer. The city seems to ignore the fact that we live here and just builds to suit commercial interests. I have been told the city promised us it would preserve the Unigard property. Why then, is the city entertaining the current proposal?

Potential for increasing stress through permanent paved structures.

Please see my research project at

<http://perviousconcrete.wordpress.com/> . All you need to read is the "Background and Definition" to see that we are over capacity in our density in this neighborhood. We don't need more buildings with more temporary daytime workers

creating more waste, more emissions, more noise, more tall buildings for migrating birds to fly into, and more pressure on the environment. On the contrary, we need more trees, more green spaces, less paved structures and parking areas, less noise, and more wildlife.

This residential neighborhood is the place where as homeowners deserve peace and quiet; it is where we come at the end of the day to rest, and we have paid a price to be here. With the increased traffic from schools, we have asked for traffic calming but the city denied our requests. We asked to preserve the tree canopy at the Group Health property but the city denied our request. We asked to limit the density of the Angelo's project and the city denied our request. I am very upset that the city takes the side of developers and lets us "fend for ourselves".

I could go on but it would be just another depressing reminder of how the city has ignored us as residents and citizens.

Please reject this proposal and preserve our last bit of parkland, wildlife habitat and woodland buffer against high-rises. I would, in fact, like to see much tougher restrictions on building now that land and clean water are so precious.

I would like to be informed of future communications and actions relating to this proposal.

Thank you,

Tess

Tess McMillan
Bellevue, WA 98008

Matz, Nicholas

From: Lee Sargent <LeeSgt@aol.com>
Sent: Monday, April 21, 2014 11:27 AM
To: Matz, Nicholas
Subject: Bellevue Technology Center - Proposed Land Use Action Ref: Project# 14-123945-AC

*To: Bellevue Planning Commission
Subject: Bellevue Technology Center - Proposed Land Use Action*

Ref: Project# 14-123945-AC, Bellevue Technology Center 2010 156th Avenue NE

I would like to add my concern about the proposed land use change that has been proposed.

We have seen a lot of changes in the this location and have been concerned about them for some time. The nature of this location seems to make the proposers think that we are not concerned about this area-formerly called Unigard Park-is developed. It seems that a subtle wording change that makes the area a part of the business community development ignores the proximity of residential concerns.

The BTC provides a needed green belt area zone of more limited traffic activity then the potential business proposal lures us into thinking is reasonable.

The area has lots of business building activity that has not been resolved as to how much it will impact those living close by.

We do not need this unsettling and potentially divisive resolution to be accepted. Especially at this time.

Sincerely,
Lee Sargent
16246 NE 24th ST
Bellevue, WA 98008
425-641-7568

Matz, Nicholas

From: frr4@comcast.net
Sent: Monday, April 21, 2014 11:00 AM
To: PlanningCommission
Subject: Proposed Comprehensive Plan Amendment to Policy S-CR-66 - Bellevue Tech Center

I am sure that the esteemed panel understands that this opportunity to amend the policy is done at a time prior to the realized effects of the surrounding uncompleted projects occurs. For if it was to be considered after, it simply would not have a chance. Let's not allow the cart before the horse on this proposal.

Thank you for your work toward the betterment of our city.

Regina Barker
29 year resident

Matz, Nicholas

From: gary dubois <garyatremax@msn.com>
Sent: Monday, April 21, 2014 9:56 AM
To: Matz, Nicholas
Subject: Sherwood Forest, Project #14-123945AC

Mr. Matz
Bellevue Planning Commission

I live in the above neighborhood and need to express my concern about any development of the meadow area at the Bellevue Technical Center site at Ne 24th and 156th Ave NE. I believe the above project is a step in a process to permit construction that would limit access and use of the specific open space. I also believe that there is an existing record or agreement to keep that space open and undeveloped.

We use the meadow for dog walks and appreciate the frequent use by others. We moved to Sherwood Forest in 2005 and have enjoyed access to this meadow at least 3 times per week, regardless of weather.

Traffic concerns are relevant, preservation of green space is important, maintaining the commitment made to this community when Unigard developed the property is most important.

Please include me as a Party of Record for notices and meetings about this project.

Gary DuBois
15915 NE 26th Street
Bellevue WA 98008

garyatremax@msn.com
206-465-7596

Matz, Nicholas

From: Krista Capodanno <kcap@msn.com>
Sent: Sunday, April 20, 2014 11:53 PM
To: Matz, Nicholas
Cc: Bill Capodanno
Subject: Bellevue Technology Center—Project #14-123945AC

Dear Mr. Matz,

I am writing to express our concern about the proposed changes to the Bellevue Technology Center located at 156th and Northup. We live in the neighborhood (Bellewood East No. 6) located behind this property.

Increased development of this property would cause more traffic congestion. It is already difficult to get out of our neighborhood in the morning. It is not uncommon to wait 5 minutes or more for a break in the traffic on Northup in the morning when we are driving our children to school. Friends that we carpool with often complain about how difficult it is to get out of our neighborhood at peak traffic times.

Also, further development of this property would significantly change the look and sound of our neighborhood. The trees and forest feel add to the beauty of our neighborhood and block the noise/sight of the development all along 156th.

Please add us as a "person of record" so that we may receive any future communication/information regarding Bellevue Technology Center—Project #14-123945AC.

Sincerely,
Krista and Bill Capodanno
1904 161st Ave NE
Bellevue, WA 98008

kcap@msn.com

Matz, Nicholas

From: Regi John <regij_st@hotmail.com>
Sent: Sunday, April 20, 2014 9:59 PM
To: Matz, Nicholas
Cc: Regi John
Subject: Bellevue Technology Center—Project #14-123945AC

To,
Nicholas Matz
Senior Planner
Bellevue Planning Commission
City of Bellevue

Re: Bellevue Technology Center—Project #14-123945AC

Mr Matz,

I am a resident of the Sherwood Forest community. My home is just off NE 24th St, on 160th Ave NE.

Members of the Sherwood Forest Community Club recently informed residents such as myself of potential new development that is to occur at the Bellevue Technology Center (formerly Unigard).

It is my understanding that an agreement had already been made with the community, the previous owners and the Planning Commission to not have any further development of the area. And to continue to keep the greenery and open space as is.

Now with ownership of the area under an out-of-state company, it appears that an attempt is being made to rescind this previous agreement.

As a resident of the community just across the street from Bellevue Technology Center, and therefore directly impacted, I find this news to be extremely disturbing and am completely against any further development in the area.

As it is, traffic in the neighborhood at peak times in the morning and evening are extremely bad. It takes me 20 minutes to go from 148th Ave NE to 160th Ave NE on NE 24th St EVERY day between 5 - 6pm. That's less than 2 miles.

The expanse of trees and open green space is a welcome respite to the bustle and concrete vista of the neighboring Crossroads area. It gives the neighborhood and Interlake H.S. area a degree of calm and quietness that adds a very attractive characteristic to the area. In the afternoons, you will find kids from the Interlake H.S. long- distance team running through the cool shade of the trees. And in the evenings families strolling. When it snows, the open space is packed with kids sledding down the gentle slopes.

All this will be lost should new development come into this area.

As a Microsoft employee, I completely understand the need for development and expansion. As a home owner in the area, I know that development and expansion could improve the market value of my home.

But it must not be done at the expense of the community and green space in the community.

Please do not hesitate to contact me.

Thank you.

Regi John
15803, NE 27th Pl
Bellevue 98008
425-836-2786

Matz, Nicholas

From: JSH <haro123@msn.com>
Sent: Sunday, April 20, 2014 3:37 PM
To: Matz, Nicholas
Subject: Project# 14-123945-AC, Bellevue Technology Center 2010 156th Avenue NE
Attachments: LetterToBPCreBTC-CPA-JHaro_140419.pdf

Mr. Matz,

Re: Project# 14-123945-AC, Bellevue Technology Center 2010 156th Avenue NE

Please convey the above letter to the Planning Commission as part of your 4/24 package.

Also, may I also be added as a "Party of Record" to Project# 14-123945-AC ?

Please let me know if I can provide any additional information.

Best Regards,

John Haro
2431 161st Ave N.E.
Bellevue, WA 98008

March 17, 2014

From: John Haro
To: Bellevue Planning Commission
Subject: Bellevue Technology Center - Proposed Land Use Action
Ref: Project# 14-123945-AC, Bellevue Technology Center 2010 156th Avenue NE

Dear Bellevue Planning Commission,

In learning that there could be a possible change in zoning that would allow future building development on the Bellevue Technology Center, (formerly Unigard), property, I am writing to ensure you are aware that there are many northeast Bellevue residents that have concerns regarding this proposal.

As a homeowner family in the Sherwood Forest neighborhood since 1987, we are particularly concerned that additional building development on this property would increase traffic volumes around the BelRed, 156th Ave NE, and NE 24th St. triangle which would make it increasingly difficult for northeast Bellevue residents to drive to and from their neighborhoods. While walking, safely crossing these intersections would also be more difficult.

I would like to express my hope that the Planning Commission and City Council will recognize the value of the property undeveloped as it is, and vote to allow it to continue to remain an open space where eastside families of all ages can enjoy a meadow-like setting where the sky can still be seen in our increasingly urban world.

Very truly yours,

John Haro
2431 161st Ave NE
Bellevue, WA 98008

Matz, Nicholas

From: Deborah Dvorak Owens <deborahdvorak@hotmail.com>
Sent: Sunday, April 20, 2014 3:00 PM
To: Matz, Nicholas
Subject: Bellevue Technology Center #14-123945AC

Mr. Matz:

I would like to request to be made a party of record for the proposed land use action for the Bellevue Technology Center (aka: Unigard Campus#14-123945AC. Please let me know any other actions that I should take to fight this particular project from moving forward and redeveloping the land. I am very concerned as a homeowner in the Sherwood Forest/Crossroads area that by developing this property would not only have negative impacts on my property values, but also environmental impacts.

As a homeowner and resident of the Bellewood East #6 neighborhood since 1992, I am concerned about the this pending land use proposal at the Bellevue Technology Center. I am opposed to further development of the Bellevue Technology Center, and believe that preserving the natural environment as it stands today and the stand of fir trees is extremely important to East Bellevue.

Keeping the open park-like setting at the Bellevue Technology Center should be preserved at all costs. If the land use proposal is changed to allow further development of the property there are many negative impacts for my neighborhood. Traffic would increase in an area that is very congested not only during the commute hours. The property supports flora and fauna and acts as a buffer to not only pollution, but traffic noises as well. If the property is developed further, the trees that would be eventually removed would no longer act as protection against high wind storms and would put our neighborhood trees at risk during future wind storms.

The area has already been overdeveloped, in my opinion, and I would ask that this proposal for the Bellevue Technology Center be denied.

Thank you for your time,

Deborah Dvorak

Deborah K. Dvorak
C: 425.985.5523
E: deborahdvorak@hotmail.com

Matz, Nicholas

From: Bill Owens <billowenz@yahoo.com>
Sent: Sunday, April 20, 2014 11:39 AM
To: Matz, Nicholas
Subject: Bellevue Technology Center; File# 14-123945-AC
Attachments: Bellevue Technology Center.doc

Dear Mr. Matz,

I have attached my letter on this PUD. Thank you.

-Bill Owens

To: Bellevue Planning Commission

Subject: Bellevue Technology Center - Proposed Land Use Action

Ref: Project# 14-123945-AC, Bellevue Technology Center 2010 156th Avenue NE

Dear Bellevue Planning Commission,

I am very concerned with this project passing for many reasons.

We bought this house in 1992 to live in the suburbs; away from the hectic and crowded city of Seattle, and have some peace and quiet. This is now more densely populated than any of Seattle is. With the added 600 unit apartments in the former Angelo's Nursery and the development in the former Group Health property it will get even more congested.

The forest and meadow not only provide a sanctuary, buffer from the city sound, and a feel of community separated from the overloading of commercial development in the surrounding area, but it also provides an old growth stand of trees that blocks the windstorms from weakening the smaller stands of trees in our neighborhood that could fall on our houses.

A traffic study would be needed if this measure passes. It is already so bad that parents of Interlake High School students are bypassing the closer entrance at the front of the school to drop them off in back on our streets just because the traffic is so backed up in front. That just loads up the traffic in our neighborhood even more. We wouldn't be able to get out of our neighborhood onto Northup Way if the Unigard area gets more developed.

There is not one type of service be it grocery, pharmacy, hardware, mall, medical, dental, fast food, or sit down restaurant that isn't within a mile of our neighborhood. Do we really need more?

We recommend that the proposal to expand development on this site be denied. Cutting down this forest would adversely affect the quality of life in our neighborhood.

Sincerely,

William Owens

16032 NE 19th Place

Bellevue, WA 98008

Bellewood East No. 6

Matz, Nicholas

From: Marilyn McGuire <m2mmcguire@comcast.net>
Sent: Saturday, April 19, 2014 4:02 PM
To: Matz, Nicholas
Subject: Bellevue Technology Center Request for Development--Project #14-123945AC

Dear Mr. Matz and the Bellevue Planning Commission,

Over the past weeks, I have learned of unprecedented development projects in both Bellevue and Redmond that will seriously affect those of us in the Sherwood Forest, Northeast Bellevue neighborhood. The proposed future development of the Bellevue Technology Center is the latest in a series of large, long term proposed changes in the quality of life in this area. I am writing to you to express my concerns about allowing more development, and unspecified development efforts at that, to continue in an already highly impacted, relatively small area.

As a homeowner since 1995 and a member of a family that has lived in Sherwood Forest since the 1960's, I am especially concerned about the impact of this potential project. The traffic is already very congested and difficult at all hours of the day on the streets around all this potential development. Proliferations of condominiums and other projects are already of great concern to us as they will tax roadways that are not capable of this volume. The traffic congestion already makes it difficult for us to drive in our own neighborhood. The NE 24th and 156th intersection, for example, is already beyond difficult at many times of the day, every day. It is also difficult for pedestrians to cross streets safely at these high volume times. It appears as though each project is considered individually without considering the total impact of them on residents who are trying to get to and from their homes, students who are trying to get to schools, and people who want to walk on these streets.

I would like to express my hope that you will table this project at present. The plan is very vague; there is no real plan to what the development could be. We need to know what is proposed and its actual impact before making this decision. We have all been promised that the Technology Center would not be further developed before this latest application. There is sufficient development in this area to already tax the neighborhoods and the supportive structures like roadways. There must be a point where additional development cannot be adequately sustained. I believe we are at that place now. Furthermore, the small bit of green that the Technology site offers would add greatly to a neighborhood that is being overrun with high rise buildings and other urban-like projects. Please decide to leave this area undeveloped.

Sincerely yours,
Marilyn McGuire
16223 NE 25th St.
Bellevue, WA 98008

Matz, Nicholas

From: Edward McDonald <mcdonaldedwardr@gmail.com>
Sent: Saturday, April 19, 2014 3:16 PM
To: Matz, Nicholas
Subject: RE: Land Use - Unigard

Dear Mr. Matz,

This is a follow-up to our earlier phone conversation and email.

I wanted to go on record with you regarding my strong opposition to any further development of the Unigard property. I have owned my home in Sherwood Forest for over 30 years, raised a family here, and retired in my home just north of the Unigard property. It seems like every time the property is sold, the new owners want negate a long standing plan and the permanent agreement (promise) that was made with the community. I spoke at meetings the last time changes were proposed by John Hancock. I have not changed my feelings that earlier commitments MUST be honored.

Bellevue and Redmond have approved strategic plans for extensive development to the area west of 156 Ave NE. The Group Health Hospital and Angelo's Nursery sites are prime examples of the changes taking place in our back yard. Bellevue's Bel-Red development plan and with Redmond's Overlake plan, along with Sound Transit's Link Light Rail provide more than adequate development opportunity and a strategic roadmap without any need to expand east of 156th Ave NE on a piece by piece basis. We are a residential community and want to keep it that way. Our trees and open space will provide the necessary buffer to the planned development that I have referenced.

I plan on attending all meetings the city has regarding this property. I would ask you and the Bellevue Planning Commission to say No the further Unigard development.

Sincerely,
Edward McDonald
15936 NE 27th Pl
Bellevue, WA 98008
425-881-8453

From: NMatz@bellevuewa.gov [<mailto:NMatz@bellevuewa.gov>]
Sent: Thursday, April 17, 2014 2:21 PM
To: mcdonaldedwardr@gmail.com
Subject: RE: Land Use - Unigard

Mr. McDonald-

You are a party of record to this CPA application so you will get notice of the Threshold Review public hearing scheduled for May 14, 2014 before the Planning Commission at Bellevue City Hall. The Commission meeting at which the public hearing will be held starts at 6:30 pm.

Nicholas Matz AICP
Senior Planner
425 452-5371

Matz, Nicholas

From: brucewhitt@comcast.net
Sent: Thursday, April 17, 2014 4:45 AM
To: Matz, Nicholas
Cc: Gayle Toney; levianb@aol.com; Nancy Whittaker
Subject: Bellevue Technology Center File No 14-123945 AC: COMMENTS
Attachments: Bellevue Technology Comment Letter 1.docx

Mr, Matz,

Please see our attached comments on the above Bellevue Technology Center Center. Please include these comments in the record for the upcoming Planning Commission Hearing on May 14th, 2014.

Thanks,

Bruce Whittaker
1924 160th Ave NE
Bellevue, WA 98008
425-442-7324

April 17, 2014

From: Bruce and Nancy Whittaker

1924 160th Ave NE, Bellevue WA 98008

Lot 9 Park Place

To: City of Bellevue Planning Commission

Re: Bellevue Technology Center File No.14-123945 AC

We are the owners of Lot 9 of the Park Place Subdivision, directly adjoining the Bellevue Technical Center site along the easterly boundary. Our Lot is buffered by a significant stand of fir trees along the easterly portion of the BTC site. We have the following comments on the above land use action:

Traffic: The AM/PM peak hour traffic congestion in the area is already intolerable. Even during the mid-day hours, it is a long wait to exit 160th Ave NE and 161st Ave NE onto Northup Way. The 156th Ave NE corridor between crossroads and NE 40th Street is so congested during peak hours, walking the route is faster than driving! With the additional development projects currently underway (formerly Group Health Property, Angelo's Nursery) the traffic will continue to become more congested. Allowing more development within the Bellevue Technical Center will only add to already intolerable traffic congestion.

Existing Stands of Trees and Open Space: The existing site contains stands of mature fir trees and other varieties of trees. These trees provide an incredibly effective development buffer for the surrounding residents from light, glare and sound. The trees also provide a green open space character to the neighborhood that enhances livability and quality of life for the whole community. The meadow in the northwest portion of the site also provides a wonderful green open space.

Drainage: With the addition of more impervious surfaces, more surface water impacts are likely for the surrounding developments.

We believe that the original PUD designers made the right recommendations on this site. The site was designed specifically to preserve the trees and open space character. We recommend that the proposal to expand development on this site and change policy S-CR-66 be denied. The surrounding infrastructure for roads, drainage and open space are not adequate to support more development on this site. Reducing the number of trees or existing meadow space will adversely affect the livability and quality of life in this community.

Matz, Nicholas

From: jehenry01@comcast.net
Sent: Saturday, March 22, 2014 12:24 PM
To: Matz, Nicholas
Subject: Land Use Proposal #14-123945AC

Mr. Matz -

I would like to comment on the proposal for further development of the above referenced property (formerly known as the Unigard property). Please add me as a party of record to this action, so that I may receive updates and any information pertaining to this proposal.

For the past 21 years, I have lived in the neighborhood immediately adjacent to the east (at 1812 161st Ave NE). I know that this property has been under discussion for further development on other occasions, and it is my understanding that a number of years ago, after working with the surrounding neighborhoods, the city put a policy in place to prevent this.

I am extremely concerned about the loss of further green areas in our city. On a regular basis, we see huge areas of trees / greenery removed for development, and as a resident, I am concerned about what this does to the quality of life in our city. In the instance of the property under discussion, these trees and green area provide an important break between our residential area and the very busy roadway and commercial businesses of 156th Avenue. Allowing removal of any more of these trees would have a significant detrimental impact to the quality of life in our neighborhood, and the surrounding neighborhoods, as well as on property values.

Additionally, I'm sure that city planners are aware of the traffic congestion which has continued to increase in this area. With the current development projects underway (at the former Group Health property, and the former Angelo's nursery property on 156th), this traffic will only continue to become more congested. Additional residents and/or workers at the Unigard property would only add to the issue.

I do understand the nature of on-going development and the need to balance that with neighborhoods. My fear is that Bellevue will lose much of its most desirable qualities, if we allow continuing development without regard to preservation of natural green spaces. In the case of this property in my neighborhood, that loss would be untenable and I must strenuously protest any action to do such.

Please advise me what further actions I can take to help ensure we preserve this space.

Thank you.

Janet Henry
jehenry01@comcast.net
1812 161st Ave NE
Bellevue, WA 98008
425.643.3597

Matz, Nicholas

From: Syd Darlington <darmkting@comcast.net>
Sent: Saturday, March 22, 2014 8:24 AM
To: Matz, Nicholas
Subject: Re: 2014 Annual Comprehensive Plan Amendments RE: Bellevue Tech Center

Hi Nicholas,

Thanks for the info. I want to be a Party of Note in this process, and put on record right now that my wife and I are totally opposed to the request for a re-zoning of this property. We will make every effort to make our feelings felt, including attending whatever review meetings will be held, starting, I understand, May 14th.

Sincerely,

Syd Darlington,
1810 160th Avenue NE,
Bellevue, WA 98008.
425-643-9415

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

From: NMatz@bellevuewa.gov
To: darmkting@comcast.net
Sent: Tuesday, March 18, 2014 10:01 AM
Subject: 2014 Annual Comprehensive Plan Amendments RE: Bellevue Tech Center

Syd Darlington-

This is an application by the owners of this property to amend the Comprehensive Plan policy that applies to it in the Crossroads Subarea Plan. Here is a link to the Weekly Permit Bulletin documenting the application
http://www.bellevuewa.gov/weekly_permit_bulletin.htm.

Here is a description of the proposal from the March 12, 2014 Planning Commission Study Session
<http://www.bellevuewa.gov/planning-commission-agendas-2014.htm> (the Bellevue Technology Center materials start on p. 41 of 90 pages of the March 12 Packet Materials link, using Acrobat Reader).

I will add your email address to the parties of record for this application 14-123945 AC. Please let me know how I can provide additional information.

Nicholas Matz AICP
Senior Planner
425 452-5371



One City

Committed to Excellence

From: Syd Darlington [mailto:darmkting@comcast.net]
Sent: Saturday, March 15, 2014 8:17 AM
To: Matz, Nicholas
Subject: Bellevue Tech Center

Hello Nicholas,

I see an application for some kind of change to the regs for the above. What does this entail? As you see below, our neighborhood abuts their campus....

Syd Darlington,
1810 160th Avenue NE,
Bellevue, 98008.

Matz, Nicholas

From: Marilyn Mayers <mayersmarilyn@gmail.com>
Sent: Friday, March 21, 2014 5:01 PM
To: Matz, Nicholas
Cc: Vladimir Vulovic; Levian Graham Brink
Subject: Project 14-123945AC

Hello Mr. Matz,

I understand that the area around Bellevue Technology Center is once again under discussion for possible development. I am a resident at 1907 161 Avenue NE, Bellevue, and am very troubled by what may yet become another of Bellevue's capitulation to development interests.

The city assured the neighborhood years ago that this property would not be any further developed. The green space, tree canopy and sound barrier today provide a small hedge separating what will become a major development along 156th Avenue from our neighborhood. They are to be treasured and protected, not given away to business interests.

Bellevue has lost much of its canopy over the past decades and the quality of life in Bellevue has suffered as a result. As development moves forward, it is important that boundaries to residential neighborhoods be respected.

Everyone knows that pressure to capitulate to development will become more intense--that is precisely when the city's commitment to the natural environment will be tested and hopefully not found wanting. If being a "city in a garden" is to be anything other than a slogan to obfuscate development plans, the City needs to recommit to sustaining the little remaining green space we have in the city.

I understand you intend to hold a public hearing regarding this on May 14th. Please alert me to any OTHER hearing prior to that date you intend to hold regarding this proposed land use. I would also appreciate your sending as a pdf file any documents related to this proposed land use action--or at least email links so that we can review these beforehand. Thank you. I look forward to further communication from and with you.

Sincerely,

Dr. Marilyn Mayers

Matz, Nicholas

From: greg bohrer <gregbohrer@yahoo.com>
Sent: Friday, March 21, 2014 4:52 PM
To: Matz, Nicholas
Subject: Bellevue Technical Center

RE: development of Bellevue Technical Center

To whom it may concern - I am a local resident living adjacent to this property and am concerned about the potential of redevelopment of the space.

My belief is that there is plenty of room/open space that can be developed on the Northwest Corner of this property... the "meadow" contains few trees and is already facing existing development. I would ask that any development be focused in that area of the property and preserve the last significant stand of trees in the entire area.

Please make me a part of record so I may stay engaged.
best regards

Greg Bohrer
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Cell: 206-498-9927
gregbohrer@yahoo.com

MAR 24 2014

RECEIVED

JOHN & DACIA EMMEL
15849 NORTHUP WAY, BELLEVUE WA 98008
March 20, 2014

City of Bellevue
Development Services Center
PO Box 90012
Bellevue, WA 98009-9012

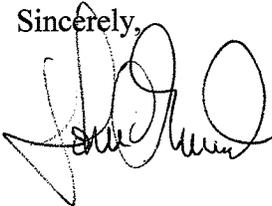
To Whom It May Concern,

I would like to comment on the Bellevue Technology Center filing 13-106688-GH.

It is my understanding that the Bellevue Technology Center would like to further develop their property. I think this is an absolutely awful idea as it will have a huge impact upon the neighboring areas. Crossroads already has huge difficulties with heavy traffic and the intersections of 156th NE and NE 20th and 156th NE and NE 24th are ghastly at all times of day. Add to that the lengthy period when trucks and heavy machinery will share the roads during construction and you have the recipe for a very unfavorable impact on the quality of life for those of us living nearby in Crossroads.

I strongly recommend against allowing further development in the Bellevue Technology Center park.

Sincerely,



John C. Emmel