

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

**Mountvue Place**

**Staff recommendation:** **Include** the Mountvue Place CPA in the 2014 annual CPA work program. **Do not expand** the geographic scope of the proposal.

Application Number: 14-123964 AC  
Subarea: BelRed  
Original Addresses: 14510 NE 20<sup>th</sup> St  
Applicant(s): Etsekson

**PROPOSAL**

This application is being considered at the Threshold Review stage of the annual Comprehensive Plan amendment (CPA) process. The purpose of Threshold Review is to determine whether a proposed amendment is appropriate for CPA review.

This privately-initiated application proposes to amend the map designation on this 4.67-acre site from BelRed-Commercial/Residential (BR-CR) and BelRed-General Commercial (BR-GC) to all BelRed-Commercial/Residential. The property is split by its current designations. There is a concurrent rezone application. See Attachment 1.

**REVIEW OF STAFF RECOMMENDATION**

Staff recommends including this Comprehensive Plan amendment application in the 2014 work program.

The split designation of the site—an historical result of subarea planning in this area to create clear district areas for commercial and warehouse focuses—was unanticipated during the BelRed planning process and is inconsistent with the new impetus afforded by the BelRed Subarea intent for mixed use redevelopment.

The applicants point out that the split designation on their site prevents them from realizing a fully-formed redevelopment of the site under BelRed policy direction. It further prevents them from taking advantage of the locational benefits that would accrue to them as property owners of this site in the eastern part of the BelRed subarea.

**BACKGROUND**

This privately-initiated application includes a site located on NE 20<sup>th</sup>, west of the Fred Meyer and the intersection of NE 20<sup>th</sup> Ave NE and 148<sup>th</sup> Ave NE.

The applicant's stated purpose is to eliminate the split zoning so as to permit a unified development of the site under BelRed policy direction. This direction is to develop a sustainable urban development pattern that dramatically reshapes the future of the Bel-Red Subarea, while allowing the area to transition gracefully from its past.

This site is developed with four buildings including various retail, office and storage warehouse land uses, according to the King County Assessor.

If the CPA were adopted the BR-GC portion of the site—roughly the north one-third of the property--could be rezoned to provide a unified development site for a multiple-use mix of housing, retail, office and services envisioned by the BR-CR designation.

#### **THRESHOLD REVIEW DECISION CRITERIA**

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

This conclusion is based on the following analysis:

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

*The appropriate land use designation on a specific site or sites is a matter appropriately addressed through amendment of the Comprehensive Plan.*

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

*The three-year limitation does not apply to this proposal to amend the site designations. The sites have not been examined since 1992 Wilburton/NE 8<sup>th</sup> Subarea Plan adoption.*

- 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 these policy or land use issues. The appropriateness of site-specific designations and zoning is addressable through the CPA review process, especially in the larger established context of the BelRed Subarea Plan.*

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

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

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

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

*The proposal does address significantly changed conditions resulting from 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.*

*The split designation of this site was not identified during the BelRed planning process and it was not foreseen that the split site would prevent implementation of the BelRed Retail-Commercial district.*

*Historical amendments to the BelRed Subarea plan never treated the property consistently. The first adoption of the Bel-Red/Northrup Subarea Plan in 1981 (Resolution 3646) showed the site as all General Commercial (GC). 1988 amendments (Resolution 5059/5060) appear to have split the boundary to create a Retail-Commercial (R-C) area in the eastern, narrowing part of the Subarea nearer to Fred Meyer. The 2009 BelRed Subarea Plan maintained the previously established designation boundary that splits the parcel.*

- 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.*

*Staff does not recommend expansion of the geographic scope of the proposed Mountvue Place CPA.*

*The Mountvue Place site sits in the northwest corner of a larger swath of the commercial/ residential district which anchors the eastern districts of BelRed. The site is bounded to the north by distinct office (BR-OR) and to the east by distinct retail (BR-CR) at Fred Meyer. NE 20<sup>th</sup> Street and additional BR-CR retail lies to the south.*

*To the west of Mountvue Place is property that appears similarly situated. However, its zoning line does follow an east-west property line, where the land use on the southerly part is similar to Mountvue Place but where the land use on the northerly part contains a warehouse component that would become nonconforming under BR-CR. So although from the map the site west of Mountvue Place CPA would be a candidate to include in the application, it does not share the characteristics which are causing Mountvue Place to seek a CPA. The BR-GC designation on the*

*northerly site is consistent with the land use and zoning, and does not warrant inclusion in geographic scoping.*

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

*Preliminary analysis suggests that this request is likely consistent with policy implementation in the CPPS and GMA for urban growth areas development.*

*Staff believes the proposal will likely prove consistent with current general policies in the Comprehensive Plan that focus opportunities for property to redevelop in compliance with the Subarea Plan and Comprehensive Plan.*

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

*BR-CR development intensities are anticipated at roughly half the intensities of the western BelRed districts while continuing to encourage the hallmark BR-CR uses:*

- 9. Bel-Red-Commercial/Residential (Bel-Red-CR). The purpose of the Bel-Red-CR Land Use District is to provide an area for a mix of housing, retail, office and services. Multiple uses are encouraged on individual sites, in individual buildings, and in the district as a whole.*
- 11. Bel-Red-General Commercial (Bel-Red-GC). The purpose of the Bel-Red-GC Land Use District is to provide an area for a wide variety of business activities that provide goods and services to other businesses and the general public.*

- 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**

Public comment to date is included as Attachment 3.

## **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: <u>4/3/14</u>	TECH INITIALS <u>[Signature]</u>	AMANDA PROJECT FILE: <u>14-123964 AC</u>
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- Project name Mountvue Place
- Applicant name PAUL ETSEKSON Agent name \_\_\_\_\_
- Applicant address 14510 NE 70th Street - Suite 205 BELLEVUE, WA 98007
- Applicant telephone (425) 746-1500 fax (425) 746-1500 e-mail Etsekson@aol.com
- Agent telephone ( ) \_\_\_\_\_ fax ( ) \_\_\_\_\_ e-mail \_\_\_\_\_

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

**BLOCK 1**

\* Property address and/or 10-digit King County parcel number 2725059157

Proposed amendment to change the map designation from existing BR-CR/BR-6C to proposed BR-CR

\* Site area (in acres or square feet) 4.67 acres, Lot Area 203,425 SF

Subarea name BelRed

Last date the Comprehensive Plan designation was considered 1/1/2009

Current land use district (zoning) BR-CR BR-6C

\* 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.

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

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

Go to **BLOCK 3**

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**COMPREHENSIVE PLAN AMENDMENT APPLICATION**

**BLOCK 3 RESPONSE:**

We are purposing the following amendment in order to unify the zoning on this five acre parcel so all is BR-CR zoning and it is consistent. Currently, the front (south) 2/3 of the parcel is BR-CR but the rear 1/3 (north) is zoned BR-CG. We believe that the BR-GC portion was mistakenly overlooked and left uncorrected. No sensible residential development could occur if the entire parcel is not unified under one zone. Our belief is that there was an obvious technical error in the pertinent comprehensive plan. Our parcel is unique in that it is large and flat which would allow for redevelopment in the future. Our hope is to redevelop the parcel with residential units that meet the housing needs of all citizens. With the possibility of redevelopment, we could become pioneers and set the example of what can be done in this area. Since Bellevue's demographics are changing, there is a demand for more affordable housing options that are available to suit the needs of a variety of people in different socio-economic groups. Additionally, our parcel supports transit-oriented development given its close proximity to the transit stations that will be built.

**BLOCK 4 RESPONSE:**

Our goal is to fulfill the vision of the Bel-Red Comprehensive Plan. We want to create a mixed use apartment project, with middle and low income affordable housing with the Growth Management Act. Our plan has merit and value to the community as a whole. Our location is ideally located for workers serving Microsoft, and the Bellevue Central Business District. It is readily accessible to I-405 and highway 520 as well as existing bus routes and future rail stations. This area has experienced a very low crime rate and is surrounded by well-established retail and commercial establishments which make it a safe and desirable location to live. Our ability to redevelop our parcel into affordable housing is inhibited due to the split zoning on our property. To unify the zoning on our property would allow us to explore different options of redevelopment. Our location is not only easily accessible, but it has breath taking views facing West. There are views of the sunset, the Olympic Mountains, downtown Bellevue, and downtown Seattle.

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# Phase I Environmental Site Assessment Report

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Prepared for:

Prudential Mortgage  
Capital Co.  
Four Embarcadero Center  
Suite 2700  
San Francisco, CA 94111

**Mountvue Place - Loan # 406106434**

14504-10 NE 20th Street  
Bellevue, Washington

EBI Project No. 11060201

February 3, 2006

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## 2.0 SUBJECT PROPERTY CHARACTERISTICS

### 2.1 OWNERSHIP AND LOCATION

According to the King County Assessor's Office, the Subject Property is currently owned by Bidco Associates, LLP.

The Subject Property is located in Bellevue, Washington at 14504-10 NE 20th Street. The Subject Property is approximately 500 feet west of the 148th Avenue NE intersection with NE 20th Street. *Figure 1, Location Map* attached to this Report depicts the Subject Property on a street map of the vicinity.

*Figure 2, Topographic Map* attached to this Report depicts the Subject Property on a portion of the Bellevue North, Washington United States Geological Survey (USGS) Topographic Quadrangle.

### 2.2 DESCRIPTION AND OPERATIONS

#### LAND AND BUILDING AREAS

The Subject Property consists of one parcel. Land and building areas are as follows:

BUILDING SPECIFICS					
ADDRESS	NUMBER OF FLOORS	BASEMENT IN BUILDING	GROSS AREA (SF)	DATE OF CONSTRUCTION	Lot Size (ACRES)
14504 NE 20th Street	1	No	9,544	1980	4.67
14506 NE 20th Street	1	No	18,372	1980	
14508 NE 20th Street	2	No	17,486	1980	
14510 NE 20th Street	2	No	12,988	1980	

#### CURRENT TENANTS AND USE OF THE SUBJECT PROPERTY

At the time of EBI's survey, several retail/office tenants occupied the Subject Property. EBI was provided with a copy of the most recent rent roll, which is appended to this Report.

### 2.3 MUNICIPAL SERVICES & UTILITIES

#### 2.3.1 Water & Sewer

Domestic drinking water is provided by the Bellevue, Washington Water Department. The drinking water source is reportedly from public wells.

According to the property manager, the Subject Property is connected to the municipal sewer system, which is maintained by the Bellevue, Washington Public Works Department. The buildings were connected to the municipal sewer system at the time of construction.

#### 2.3.2 Gas/Oil

Puget Sound Energy (PSE) provides gas service to the Subject Property. Gas fuels the HVAC system which subsequently heats and cools the buildings. No oil service is provided to the Subject Property.

## 6.0 FINDINGS AND OPINIONS

EBI has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Standard E 1527-00 of the Subject Property. Any exceptions to, or deletions from, this practice are described in Section 1.0 of this Report. This assessment has revealed no evidence of recognized environmental conditions in connection with the Subject Property except for the following:

The following non-ASTM conditions were also evaluated:

- EBI observed friable suspect ACM in the form of ceiling tiles, and non-friable suspect ACM in the form of vinyl floor tile, drywall, roofing materials, and construction mastics at the Subject Property. Where observed, the suspect ACM is intact and in good condition. In accordance with the scope of work for this ESA, EBI did not collect samples of undamaged suspect ACM.

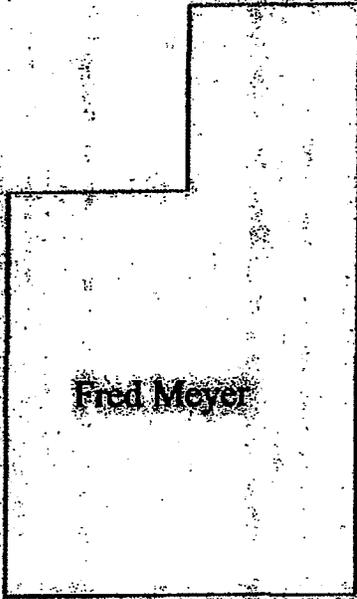
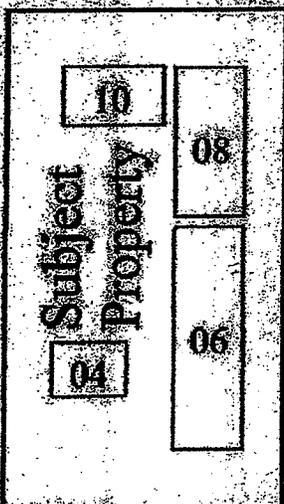
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Hewlett Packard

Harley Davidson



Multi-Tenant



Fred Meyer

NE 20th Street

Definitive Audio



Seattle Lighting

Stereo Center

Spas

Multi-Tenant

Multi-Tenant



Mountvue Place  
14504-10 NE 20th Street  
Bellevue, Washington



Figure 3 Site Plan

Not To Scale  
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**Flood Insights test results for :**

**Latitude: 47.627937 Longitude: -122.151574**  
*Geocoding Accuracy: Not Available*

**Flood Zone Determinations**

*Test Description*

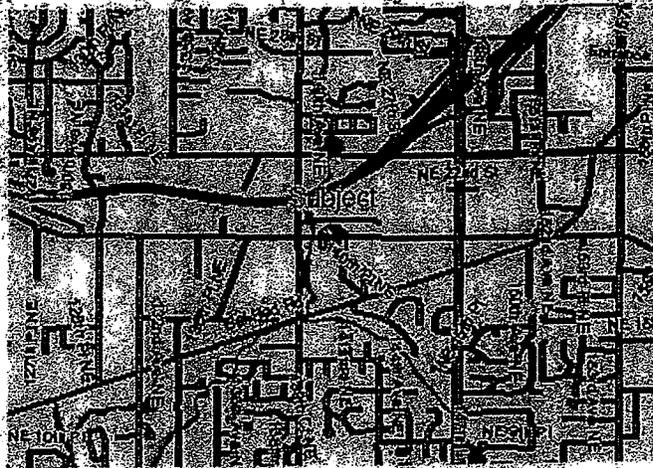
**SEHA (Flood Zone) Within 250 feet of multiple flood zones?**

Out No

Community	Community Name	Zone	Panel	Panel Date	Cobra
530074	BELLEVUE, CITY OF	X	0369F	May 16, 1995	OUT

FIPS Code	Census Tract
53033	0237.00

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**FloodMap Legend**

**Flood Zones**

-  Areas inundated by 500-year flooding
-  Areas outside of the 100- and 500-year floodplains
-  Areas inundated by 100-year flooding
-  Areas inundated by 100-year flooding with velocity hazard
-  Floodway areas
-  Floodway areas with velocity hazard
-  Areas of undetermined but possible flood hazards
-  Areas not mapped on any published FEMA

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**Assessor Commercial Building Records:**

<b>Address</b>				<b>14506 NE 20TH ST 98007</b>			
<b>Building Number</b>	<b>1</b>	<b>Building Quality</b>	<b>AVERAGE</b>				
<b>Number of Buildings</b>	<b>1</b>	<b>Building Description</b>	<b>RETAIL</b>				
<b>Year Built</b>	<b>1980</b>	<b>Construction Class</b>	<b>WOOD FRAME</b>				
<b>Gross SqFt</b>	<b>9544</b>	<b>Shape</b>	<b>Rect or Slight Irreg</b>				
<b>Net SqFt</b>	<b>9544</b>	<b>Sprinklers</b>	<b>N</b>				
<b>Stories</b>	<b>1</b>	<b>Elevators</b>					
<b>Heating System</b>	<b>HEAT PUMP</b>						
<b>Predominant Use</b>	<b>RETAIL STORE (353)</b>						
<b>Building Number</b>	<b>2</b>	<b>Building Quality</b>	<b>AVERAGE</b>				
<b>Number of Buildings</b>	<b>1</b>	<b>Building Description</b>	<b>RETAIL</b>				
<b>Year Built</b>	<b>1980</b>	<b>Construction Class</b>	<b>WOOD FRAME</b>				
<b>Gross SqFt</b>	<b>18372</b>	<b>Shape</b>	<b>Rect or Slight Irreg</b>				
<b>Net SqFt</b>	<b>18372</b>	<b>Sprinklers</b>	<b>N</b>				
<b>Stories</b>	<b>1</b>	<b>Elevators</b>					
<b>Heating System</b>	<b>HEAT PUMP</b>						
<b>Predominant Use</b>	<b>RETAIL STORE (353)</b>						
<b>Building Number</b>	<b>3</b>	<b>Building Quality</b>	<b>AVERAGE</b>				
<b>Number of Buildings</b>	<b>1</b>	<b>Building Description</b>	<b>office &amp; whse</b>				
<b>Year Built</b>	<b>1980</b>	<b>Construction Class</b>	<b>MASONRY</b>				
<b>Gross SqFt</b>	<b>17486</b>	<b>Shape</b>	<b>Long Rect or Irreg</b>				
<b>Net SqFt</b>	<b>16950</b>	<b>Sprinklers</b>					
<b>Stories</b>	<b>2</b>	<b>Elevators</b>					
<b>Heating System</b>	<b>FORCED AIR UNIT</b>						
<b>Predominant Use</b>	<b>OFFICE BUILDING (344)</b>						
<b>Building Number</b>	<b>4</b>	<b>Building Quality</b>	<b>AVERAGE</b>				
<b>Number of Buildings</b>	<b>1</b>	<b>Building Description</b>	<b>Retail &amp; office</b>				
<b>Year Built</b>	<b>1980</b>	<b>Construction Class</b>	<b>MASONRY</b>				
<b>Gross SqFt</b>	<b>12988</b>	<b>Shape</b>	<b>Rect or Slight Irreg</b>				
<b>Net SqFt</b>	<b>12452</b>	<b>Sprinklers</b>					
<b>Stories</b>	<b>2</b>	<b>Elevators</b>					
<b>Heating System</b>	<b>FORCED AIR UNIT</b>						

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**Reference Link**

- [King County Tax Links](#)
- [Property Tax Advisor](#)
- [Washington State Department of Revenue \(External link\)](#)
- [Washington State Board of Tax Appeals \(External link\)](#)
- [Board of Appeals/Equalization Districts Report](#)
- [iMap](#)
- [Recorder's Office Scanned images, surveys and other map documents](#)

**PARCEL DATA**

Parcel	272505-9157	Jurisdiction	BELLEVUE
Name	MOUNTVUE PLACE LLC	Levy Code	0330
Site Address	14506 NE 20TH ST 98007	Property Type	C
Geo Area	80-50	Plat Block / Building Number	
Spec Area	0-0	Plat Lot / Unit Number	
Property Name	MOUNTVUE PLACE	Quarter-Section-Township-Range	NE-27-25-5

**Legal Description**

LOTS 2-3-4 BELLEVUE SHORT PLAT NO 78-92 RECORDING NO 7812270837 SD PLAT DAF - S 1/2 OF NE 1/4 OF NE 1/4 LESS E 657.11 FT LESS RDS  
**Plat Block:**  
**Plat Lot:**

**LAND DATA**

Highest & Best Use As If Vacant	RETAIL/WHOLESALE
Highest & Best Use As Improved	PRESENT USE
Present Use	Retail Store
Base Land Value SqFt	40
Base Land Value	8,137,000
% Base Land Value Impacted	100
Base Land Valued Date	1/21/2014
Base Land Value Tax Year	2015
Land SqFt	203,425
Acres	4.67

Percentage Unusable	0
Unbuildable	NO
Restrictive Size Shape	NO
Zoning	BR-CR
Water	WATER DISTRICT
Sewer/Septic	PUBLIC
Road Access	PUBLIC
Parking	ADEQUATE
Street Surface	PAVED

**Views**

Rainier	
Territorial	
Olympics	
Cascades	
Seattle Skyline	
Puget Sound	
Lake Washington	
Lake Sammamish	
Lake/River/Creek	
Other View	

**Waterfront**

Waterfront Location	
Waterfront Footage	
Lot Depth Factor	
Waterfront Bank	
Tide/Shore	
Waterfront Restricted Access	
Waterfront Access Rights	NO
Poor Quality	
Proximity Influence	NO

**Designations**

Historic Site	
Current Use	
Nbr Bldg Sites	
Adjacent to Golf Fairway	NO
Adjacent to Greenbelt	NO
Other Designation	NO
Deed Restrictions	NO
Development Rights Purchased	NO
Easements	NO
Native Growth Protection Easement	NO
DNR Lease	NO

**Nuisances**

Topography	NO
Traffic Noise	
Airport Noise	
Power Lines	NO
Other Nuisances	NO

**Problems**

Water Problems	NO
Transportation Concurrency	NO
Other Problems	NO

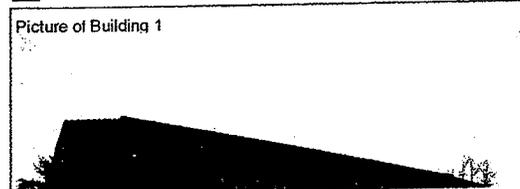
**Environmental**

Environmental	NO
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**BUILDING**

Building Number	1
Building Description	RETAIL
Number Of Buildings Aggregated	1
Predominant Use	RETAIL STORE (353)

 Click the camera to see more pictures.

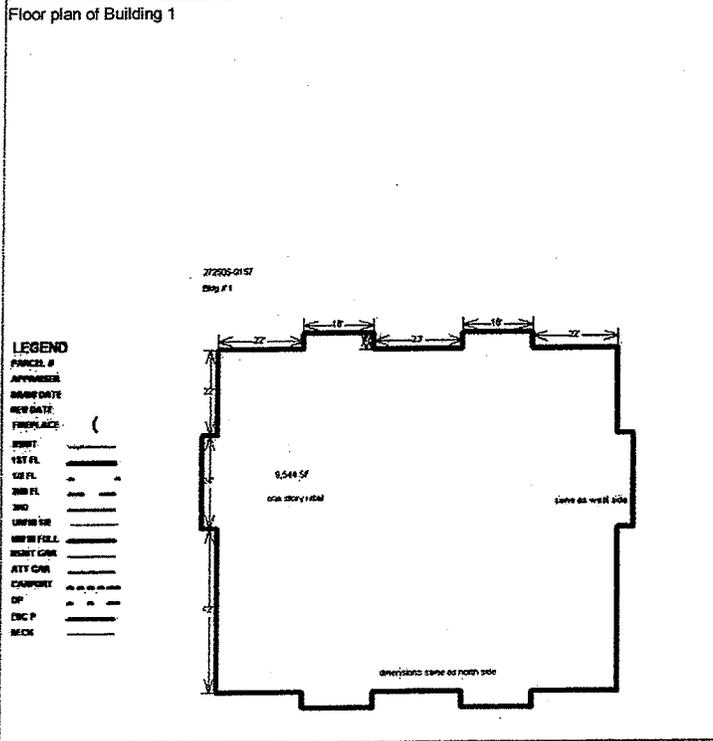


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Shape	Rect or Slight Irreg
Construction Class	WOOD FRAME
Building Quality	AVERAGE
Stories	1
Building Gross Sq Ft	9,544
Building Net Sq Ft	9,544
Year Built	1980
Eff. Year	1990
Percentage Complete	100
Heating System	HEAT PUMP
Sprinklers	No
Elevators	
1 2 3 4	



Click the camera to see more pictures.



Section(s) Of Building Number: 1

Section Number	Section Use	Description	Stories	Height	Floor Number	Gross Sq Ft	Net Sq Ft
1	RETAIL STORE (353)	RETAIL	1	15		9,544	9,544

TAX ROLL HISTORY

Account	Valued Year	Tax Year	Omit Year	Levy Code	Appraised Land Value (\$)	Appraised Imps Value (\$)	Appraised Total Value (\$)	New Dollars (\$)	Taxable Land Value (\$)	Taxable Imps Value (\$)	Taxable Total Value (\$)	Tax Value Reason
272505915707	2013	2014		0330	7,119,800	1,173,800	8,293,600	192,000	7,119,800	1,173,800	8,293,600	
272505915707	2012	2013		0330	7,119,800	1,036,900	8,156,700	0	7,119,800	1,036,900	8,156,700	
272505915707	2011	2012		0330	7,119,800	1,477,900	8,597,700	0	7,119,800	1,477,900	8,597,700	
272505915707	2010	2011		0330	7,119,800	1,760,200	8,880,000	0	7,119,800	1,760,200	8,880,000	
272505915707	2009	2010		0330	7,119,800	2,910,800	10,030,600	0	7,119,800	2,910,800	10,030,600	
272505915707	2008	2009		0330	7,119,800	1,759,200	8,879,000	0	7,119,800	1,759,200	8,879,000	
272505915707	2007	2008		0330	3,661,600	4,936,100	8,597,700	0	3,661,600	4,936,100	8,597,700	
272505915707	2006	2007		0330	3,254,800	4,026,900	7,281,700	0	3,254,800	4,026,900	7,281,700	
272505915707	2005	2006		0330	3,254,800	3,916,300	7,171,100	0	3,254,800	3,916,300	7,171,100	
272505915707	2004	2005		0330	2,576,900	4,442,100	7,019,000	0	2,576,900	4,442,100	7,019,000	
272505915707	2003	2004		0330	2,576,900	4,442,100	7,019,000	0	2,576,900	4,442,100	7,019,000	
272505915707	2002	2003		0330	951,300	2,622,800	3,574,100	0	951,300	2,622,800	3,574,100	
272505915707	2001	2002		0330	951,300	2,300,000	3,251,300	0	951,300	2,300,000	3,251,300	
272505915707	2000	2001		0330	951,300	2,622,800	3,574,100	0	951,300	2,622,800	3,574,100	

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272505915707	1999	2000	0330	951,300	2,305,900	3,257,200	0	951,300	2,305,900	3,257,200
272505915707	1998	1999	0330	951,300	2,305,900	3,257,200	0	951,300	2,305,900	3,257,200
272505915707	1997	1998	0330	0	0	0	0	951,300	1,232,500	2,183,800
272505915707	1996	1997	0330	0	0	0	0	951,300	1,232,500	2,183,800
272505915707	1994	1995	0330	0	0	0	0	951,300	1,232,500	2,183,800
272505915707	1992	1993	0330	0	0	0	0	815,400	803,300	1,618,700
272505915707	1991	1992	0821	0	0	0	0	611,600	1,337,300	1,948,900
272505915707	1990	1991	0821	0	0	0	0	611,600	1,337,300	1,948,900
272505915707	1989	1990	0821	0	0	0	0	611,600	1,337,300	1,948,900
272505915707	1988	1989	0821	0	0	0	0	611,600	1,698,200	2,309,800
272505915707	1986	1987	0821	0	0	0	0	475,600	1,508,300	1,983,900
272505915707	1984	1985	0821	0	0	0	0	521,000	1,650,900	2,171,900
272505915707	1982	1983	0821	0	0	0	0	441,600	1,399,100	1,840,700

SALES HISTORY

Excise Number	Recording Number	Document Date	Sale Price	Seller Name	Buyer Name	Instrument	Sale Reason
2582479	20121228002978	12/24/2012	\$8,250,000.00	BIDCO ASSOCIATES LLP	MOUNTVUE PLACE LLC	Statutory Warranty Deed	None
1752363	20000510002026	4/25/2000	\$0.00	BIDCO ASSOCIATES	BIDCO ASSOCIATES L L P	Quit Claim Deed	Other
1584266	199712181172	12/10/1997	\$6,930,000.00	MOUNTVUE HOLDINGS	BIDCO ASSOCIATES	Statutory Warranty Deed	None
1414795	199501311621	1/25/1995	\$3,680,000.00	AKERS GEORGE W	MOUNTVUE HOLDINGS LIMITED PART	Warranty Deed	None

REVIEW HISTORY

Tax Year	Review Number	Review Type	Appealed Value	Hearing Date	Settlement Value	Decision	Status
2013	1203886	Local Appeal	\$8,156,700	8/19/2013	\$8,156,700	SUSTAIN	Completed
2012	83103	State Appeal	\$8,597,700	1/1/1900	\$0		Active
2012	1103094	Local Appeal	\$8,597,700	10/1/2012	\$8,597,700	SUSTAIN	Completed
2011	1001042	Local Appeal	\$9,744,000	6/8/2011	\$8,880,000	REVISE	Active
2009	70309	State Appeal	\$10,030,600	2/14/2010	\$8,879,000	REVISE	Active
2009	0802255	Local Appeal	\$10,030,600	4/30/2009	\$10,030,600	SUSTAIN	Completed
2006	0500845	Local Appeal	\$7,171,100	1/1/1900	\$0		Completed
2005	0401635	Local Appeal	\$3,601,700	1/1/1900	\$0		Completed
2004	0302786	Local Appeal	\$3,574,000	1/1/1900	\$0		Completed
2002	0101161	Local Appeal	\$4,737,800	4/22/2002	\$3,251,300	REVISE	Completed
2001	0002930	Local Appeal	\$4,737,800	8/30/2001	\$3,574,100	REVISE	Completed
1991	9007269	Local Appeal	\$2,309,800	2/12/1991	\$1,948,900	REVISE, ASSESSOR RECOMMENDED	Completed
1990	8901585	Local Appeal	\$2,309,800	11/7/1990	\$1,948,900	REVISE, ASSESSOR RECOMMENDED	Completed

PERMIT HISTORY

Permit Number	Permit Description	Type	Issue Date	Permit Value	Permit Status	Issuing Jurisdiction	Reviewed Date
12104760	Renovation of 1st floor for new daycare use. Build new play area.	Remodel	8/2/2012	\$400,000	Complete	BELLEVUE	7/19/2013
11130917	Add new walls, flooring and finishes. Add new kitchen.	Remodel	2/9/2012	\$35,000	Complete	BELLEVUE	8/23/2012
10113156	Change from existing retail space into	Remodel	7/14/2010	\$200,000	Complete	BELLEVUE	8/23/2012

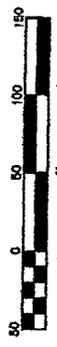
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**JAN 31 2014**  
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07133325	veternary clinic. Racking with overall storage height 12' or less class HV commodities.	Remodel	10/23/2007	\$16,909	Complete	BELLEVUE	8/13/2008
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HOME IMPROVEMENT EXEMPTION

<a href="#">New Search</a>	<a href="#">Property Tax Bill</a>	<a href="#">Map This Property</a>	<a href="#">Glossary of Terms</a>	<a href="#">Area Report</a>	<a href="#">Print Property Detail</a>	<input checked="" type="checkbox"/>
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**Received**  
JAN 31 2014  
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City of Bellevue



**MERIDIAN**  
BASIS BEARING BETWEEN TWO EXISTING  
FENCES ON THE NORTH LINE OF  
PROPERTY'S SECTION 1

- LEGEND**
- SET 1/2" X 3/4" REBAR WITH 1 1/4" PLASTIC CAP STAMPED "TICE LS 38278"
  - EXISTING FOUND EXISTING MARK
  - DENOTES SET LINE STAKE
  - FENCE LINE AS NOTED

**LEGAL DESCRIPTION**

FROM ORCADO TITLE INSURANCE CO. ALTA COMMITMENT NO. 120115  
LOTS 3 AND 4 OF CITY OF BELLEVUE SHORT PLAT NUMBERS 78-92  
RECORDED UNDER RECORDING NUMBER 7812270337, BEING A SHORT PLAT  
DIVISION OF THE CITY OF BELLEVUE, KING COUNTY, WASHINGTON,  
WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON,  
LESS THE EAST 107.71 FEET THEREOF AND LESS ROADS  
TOGETHER WITH AN EASEMENT FOR UTILITIES OVER THE EAST 2.5 FEET OF LOT  
NUMBER 3 AND SHORT PLAT AS QUANTIFIED BY INSTRUMENT RECORDED UNDER  
RECORDING NUMBER 780070001.

**REFERENCES**

1. CITY OF BELLEVUE SHORT PLAT NO. C895-86-8070  
RECORDED UNDER RECORDING NO. 810191004 IN VOL. 78,  
PG. 19, IN KING COUNTY, WASHINGTON.
2. R.O.S. #292023001 IN VOL. 87, PG.81 218 & 219A,  
IN KING COUNTY, WASHINGTON.
3. R.O.S. #729010000 IN VOL. 12, PG. 281, IN  
KING COUNTY, WASHINGTON.

**EQUIPMENT & PROCEDURES**

A 6" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE  
SURVEY. ACCURACY MEETS OR EXCEEDS W.A.C. 352-150-060.

**GENERAL NOTES**

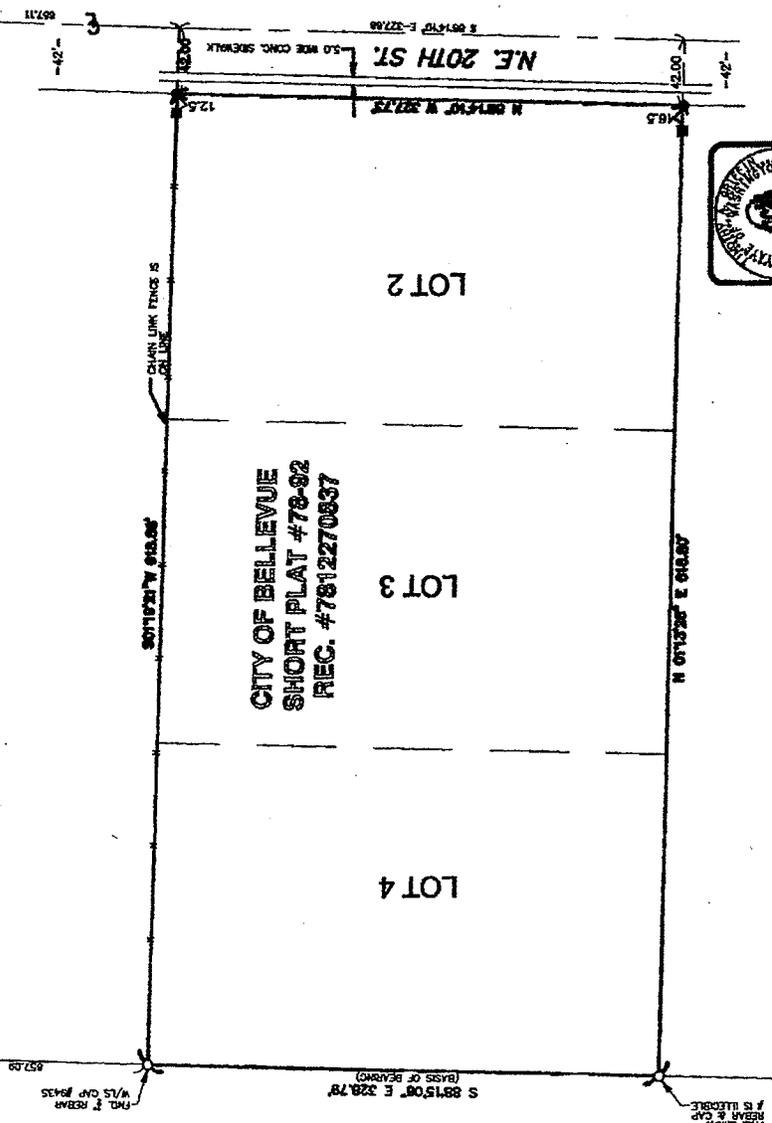
1. THE INFORMATION CONTAINED ON THIS MAP REPRESENTS THE RESULT OF A  
SURVEY MADE ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS  
INDICATING THE GENERAL LOCATION EXISTING AT THAT TIME.
2. THIS MAP DOES NOT PURPORT TO SHOW EASEMENTS OF RECORD, IF ANY.
3. FIELD SURVEY WAS CONDUCTED OCT. 29, 2012



**PERMIT TO SURVEY**  
JAN 31 2013  
2725069191  
NE 1/4, NE 1/4, SECTION 31, T. 35 N., R. 9 E., W.M.,  
KING COUNTY, WASHINGTON

DATE	12-11-12
JOB NO.	12218
SCALE	1" = 50'
SHEET	1

148TH AVE N.E.  
N 148°12' E 681.07



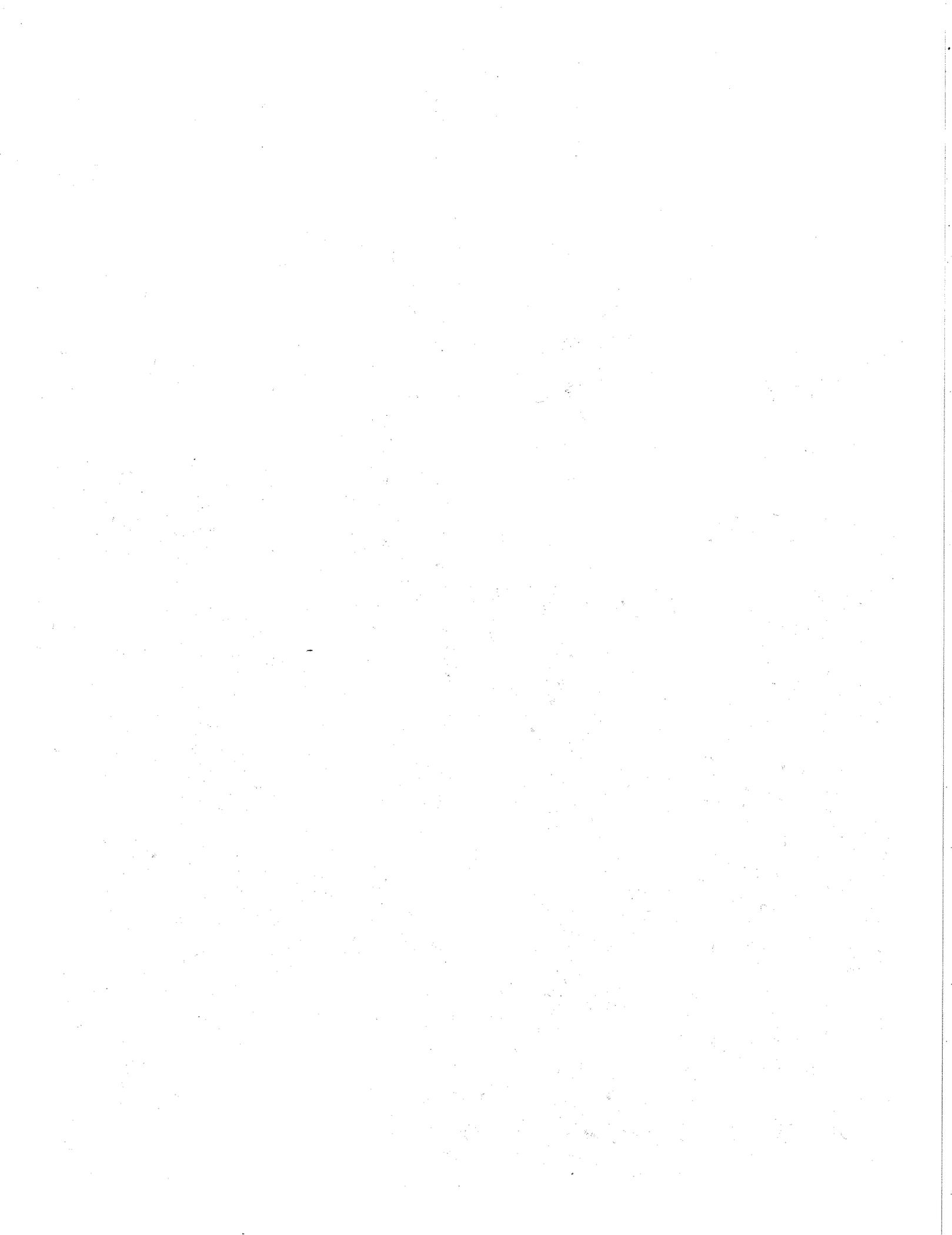
RECORD OF SURVEY  
for  
**B & W INVESTMENTS**  
1811 3RD AVE #400 SEATTLE, WASHINGTON 98111

**SURVEYOR'S CERTIFICATE**  
I, THE UNDERSIGNED, BEING A LICENSED SURVEYOR IN THE STATE OF WASHINGTON, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORDING ACT AS THE SAME APPEARS IN MY RECORDS.  
T. R. S. E., W.M.  
T. R. S. E., W.M.  
CERTIFICATE NO. 28278

RECORDED CERTIFICATE  
FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ AT \_\_\_\_\_  
IN BOOK \_\_\_\_\_ OF SURVEYS AT PAGE \_\_\_\_\_  
AT THE REQUEST OF \_\_\_\_\_  
REASON \_\_\_\_\_  
SPT. OF RECORDS









Joseph W. Tovar  
FAICP

April 22, 2014

Chair Diane Tebelius  
Bellevue Planning Commission  
450 110th Ave. NE  
Bellevue, WA 98009

Subject: Comprehensive Plan Amendment Application 14-123964 AC

Dear Chair Tebelius and Bellevue Planning Commissioners:

I represent Michele and Paul Etsekson, dba Active Investment Co., LLC. My clients are the owners of the property at 14510 NE 20<sup>th</sup> Street known as Mountvue Place. They have made application for the above cited comprehensive plan amendment. Both my clients and I will be present at your May 14 public hearing to offer additional comment and would be pleased to answer any questions the Commissioners have at this threshold consideration phase.

The property is 4.67 acres in size and contains two single-story buildings and two two-story buildings housing a mix of retail, office, and service businesses. All four buildings were built in the early 1980's and are served by surface level parking. See Attachment A - photographs of the property. Access is from NE 20<sup>th</sup> Street, the site is level, served by all utilities, and there are no sensitive environmental features on the property or nearby. The property is bordered on the west by similarly developed low-rise retail, office and warehousing uses and on the east by Fred Meyer.

The BelRed Subarea Plan was adopted five years ago. The central Vision in the Subarea Plan is to transition away from the low-rise and exclusively commercial land use pattern of recent decades to a future pattern that is more urban in form, with a mix of uses including residential, and an increased pedestrian and transit orientation. The market has just now begun to respond to the City's Vision. See Attachment D, a Puget Sound Business Journal article describing a project already in for permits at the eastern end of the BelRed subarea.

Although no specific design will be prepared until the requested zoning change is approved, my clients would like to develop their property with a new project to further implement the Subarea Plan Vision. They anticipate a mix of residential, retail, office, and restaurant uses. The impediment to that happening is the fact that the property has split zoning. It is presently designated as BelRed-Commercial/Residential (BR-CR) on the southerly (i.e., street side) portion

and BelRed-General Commercial (BR-GC) on the northerly (i.e., backside) portion. See Attachment B. The zoning map corresponds exactly to these designations of BR-CR and BR-CG. See Attachment C. The zoning line that splits this property in two does not correspond to any property line, lot line, easement line, topographic, or other physical feature.

Split zoning makes coordinated site planning and redevelopment of this property problematic. The purpose of the proposed Comprehensive Plan Amendment and concurrent Rezone is to overcome that problem by consolidating the entire parcel with BR-CR zoning. This change will enable my clients to proceed with plans to replace the existing 35 year old buildings with new development consistent with the Vision in the BelRed Subarea Plan.

We now address the specific criteria that the Commission will use in determining whether this application should “advance to consideration” as part of your 2014 work program. We have grouped our remarks following criteria A through G listed at LUC 20.301.140.

**Criterion A: The proposed amendment is a matter appropriately addressed through the Comprehensive Plan.**

The existing zoning and comprehensive plan both show the split designation for the subject property. Because zoning must be consistent with the comprehensive plan, it is appropriate to first address this problem of split zoning with this comprehensive plan amendment. It is appropriate to address this matter through the Comprehensive Plan. Criterion A has been met.

**Criterion B: It is in compliance with the three-year limitation rules.**

There has not been an application to amend the comprehensive plan for the subject property within the past three years. Criterion B has been met.

**Criterion C: It does not raise policy or land use issues more appropriately addressed by an ongoing work program.**

After meeting with City staff to understand the scope and timing of the ongoing work program, we agreed with their conclusion that this matter does not raise policy or land use issues more appropriately addressed by the ongoing work program. The issue is narrowly drawn for this property, namely, the location of both comprehensive plan and zoning map lines in a way that bisects a single property. This unique circumstance, and its solution, do not implicate broader policy issues already being addressed in the ongoing work program. Criterion C has been met.

**Criterion D: It can be reasonably reviewed within the resources and timeframe of the work program.**

The issue is not complicated nor does its resolution depend on extensive research. Therefore, it is a matter that can be reasonably reviewed within the resources and timeframe of the 2014 work program. Criterion D has been met.

**Criterion E: The proposed amendment addresses significantly changed conditions since the last time the pertinent Comprehensive Plan map or text was amended.**

The BelRed Subarea Plan map was last amended in 2009. The focus of the City's review at that time was on the ambitious Vision mentioned above, to shift the past land use pattern to a new one in many ways stimulated by and focused on the major light rail investments planned for the Subarea. From conversations with City staff, we learned that the plan and zoning line bisecting the Mountvue Place property was not explicitly discussed in 2009. Apparently the original decision to split the zoning dates back to the late 1980's. There was no analysis in 2009 when the BelRed Subarea Plan was last reviewed of the consequences of having this property bisected.

The 2009 line simply carried forward the zoning line drawn decades prior without considering how it created a conflict with the overarching Vision for the Subarea. Hence, the "changed condition" of which the City is now aware is that bisecting the Mountvue Place property thwarts the City's clear Vision for mixed use, mid-rise redevelopment. This is a circumstance that was unforeseen in 2009. The proposed map changes would cure this internal plan inconsistency.

Criterion E has been met.

**Criterion F: When expansion of the geographic scope is being considered, shared characteristics with nearby, similarly situated property have been identified and the expansion is the minimum necessary.**

This criterion was addressed at your March 12, 2014 study meeting where you agreed with the staff recommendation not to expand the study area for this plan amendment. We agreed with the staff memo analysis on this issue, which stated:

"To the west of Mountvue Place is property that appears similarly situated. However, its zoning line does follow an east-west property line, where the land use on the southerly part is similar to Mountvue Place, but where the land use on the northerly part contains a warehouse component that would become nonconforming under BR-CR. The BR-GC designation on the northerly site is consistent with the land use and zoning. So although from the map the site west of Mountvue Place CPA would be a candidate to include in the application, it does not share the characteristics which are causing Mountvue Place to seek a CPA."<sup>1</sup>

My clients agreed with the staff's assessment and your decision on this point. Criterion F has been met.

**Criterion G: The proposed amendment is consistent with the current general policies in the Comprehensive Plan, the Countywide Planning Policies, the Growth Management Act, other state or federal laws.**

A more thorough analysis of the amendment's consistency with the Comprehensive Plan, the Countywide Planning Policies (CPPs), and the Growth Management Act (GMA) will be required

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<sup>1</sup> March 5, 2014 memo to Bellevue Planning Commission from Nicholas Matz, AICP and Paul Inghram, AICP.

at the review of the merits of this proposed amendment. At this threshold review, it is necessary only to note that the most specific and recent city Plan policies are in the BelRed Subarea Plan. As discussed above, the amendment seeks to fulfill the Vision in that Subarea Plan. Facilitating the redevelopment of this property with a mid-rise, mixed use project with a strong residential component implements not only the Subarea Plan, but also city-wide policies dealing with Housing, Transportation, and Urban Design.

The chief consistency with the King County CPPs is with respect to the policies that call for accommodating increased housing opportunities within urban centers such as Bellevue, increased jobs-housing balance within the urban growth area, and increased emphasis on transit-supported development. [

Likewise, many GMA goals, on which both the CPPs and the City's Plans are based, call for exactly the kind of development that my clients propose to undertake if this split-zoning impediment is removed. The following GMA planning goals at RCW 36.70A.020 are directly on point:

- (1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner. □ □
- (3) Transportation. Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans. □ □
- (4) Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

In summary, the proposed CPA is consistent with the current general policies in the Bellevue Comprehensive Plan, the King County CPPs, and the GMA. Criterion G has been met.

Respectfully submitted,

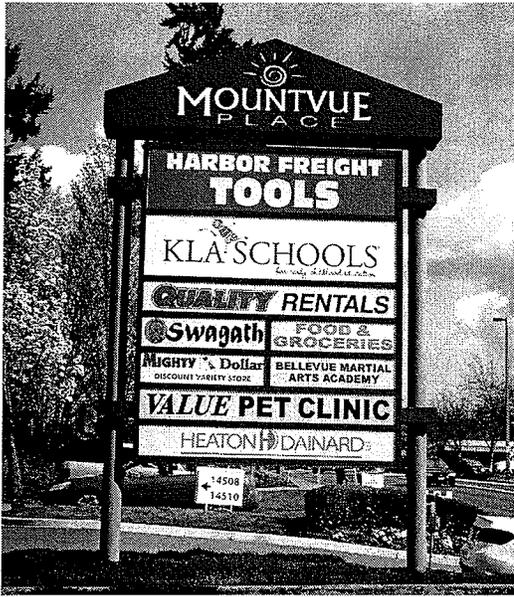


Joseph W. Tovar, FAICP  
540 Dayton Street, # 202  
Edmonds, WA 98020

Attachments

- A- Photographs of Mountvue Place existing site
- B – Existing BelRed Subarea Plan Map showing Mountvue Place site
- C- Existing zoning map in vicinity of Mountvue Place
- D– Puget Sound Business Journal article about mixed-use, mid-rise project in BelRed Subarea

Attachment A – Photographs of Mountvue Place



**Mountvue Place**

**Two Story Building A**

Restaurant, Retail, Offices - Images 1 & 2

**Two Story Building B**

Offices and services – Image 3

**One story Building C**

Retail – Image 4

**One story Building D**

Food store, Pet Supplies – Images 5 & 6



1



2



3



4

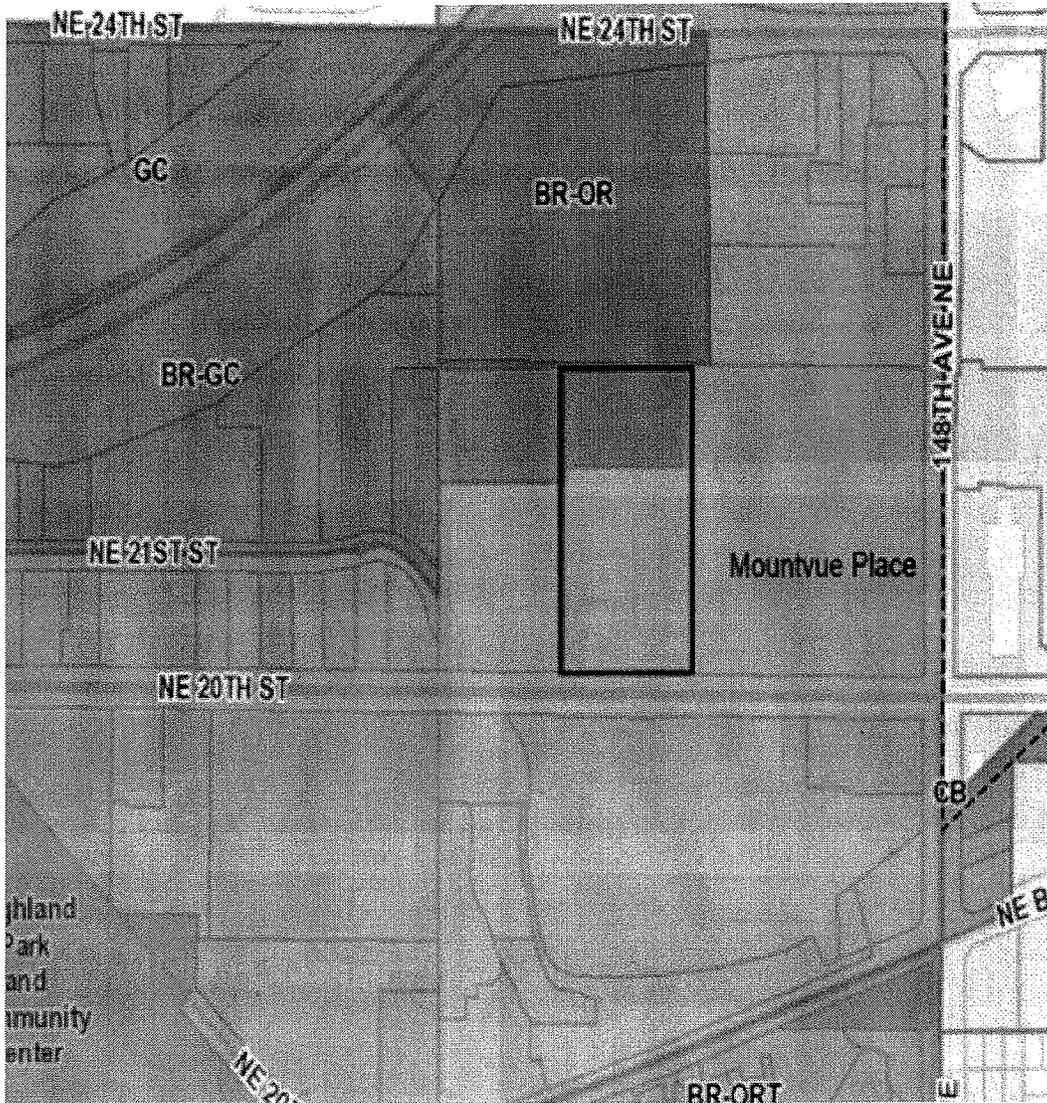


5

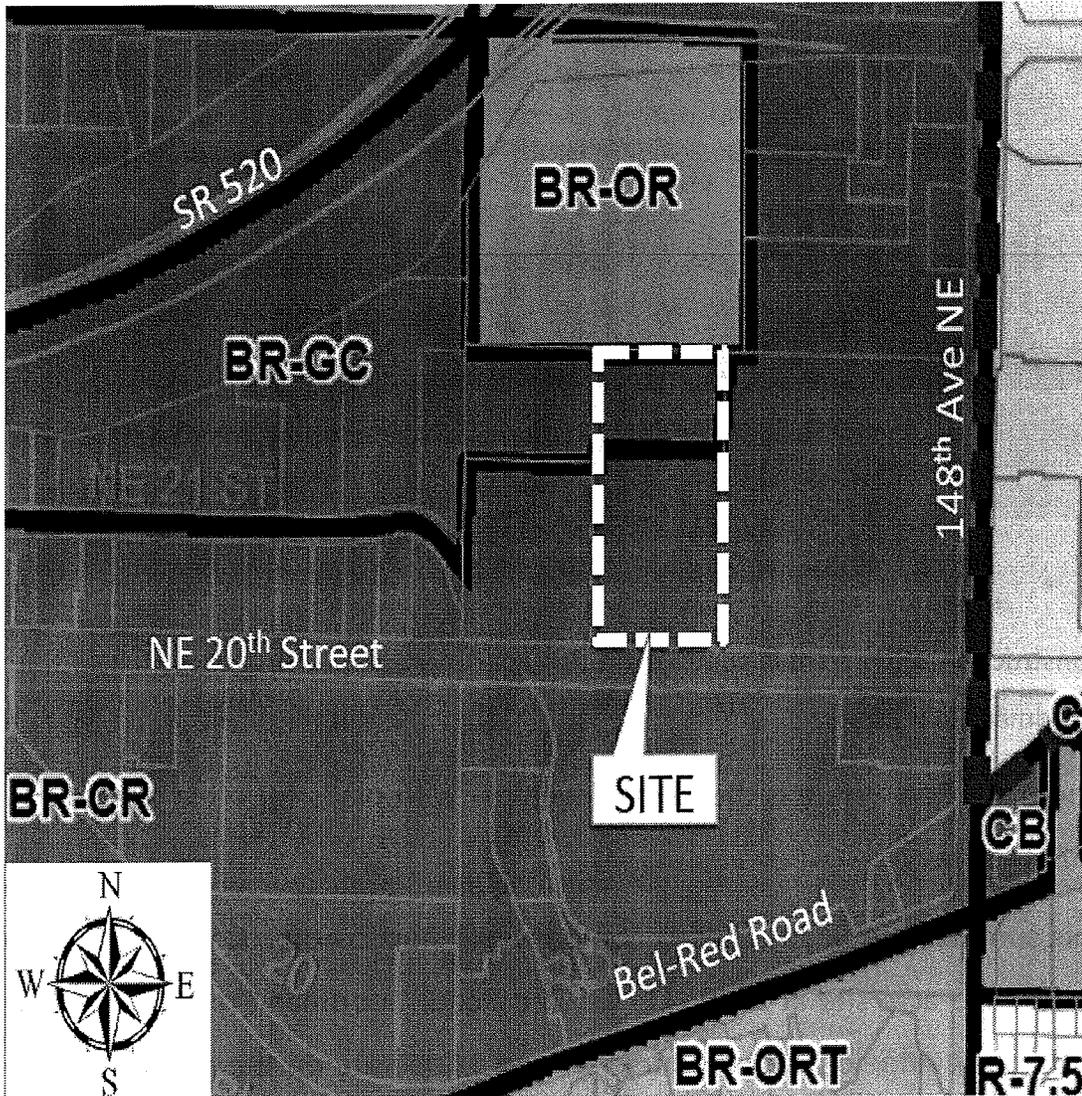


6

Attachment B - Existing BelRed Subarea Plan in vicinity of Mountvue Place



Attachment C – Existing Zoning map in vicinity of Mountvue Place



Mar 29, 2013

## Seattle developer will start E. Bellevue apartments soon



*grouparchitect*

Construction will start this summer on this apartment project in Bellevue, said the developer, Goodman Real Estate.

Goodman Real Estate is the latest developer with plans for a big apartment project in East Bellevue.

This summer, the Seattle-based company will start construction of a 450-unit project on the five-acre site at 2070 N.E. Bel-Red Road, Goodman President George Petrie said Friday. Angelo's, a plant nursery, used to operate on the property.

In the last two weeks, two other Seattle developers have announced plans for the Eastside. To the north in Redmond, Capstone Partners is planning a mixed-use project that will have more than 1,400 residential units when it's fully built out. And to the west in Bellevue, Security Properties plans to start building 316 apartments next year.

Petrie said his company has the competitive advantage because its project will "be first out of the ground by a long shot."

Goodman still needs to obtain permits from the city of Bellevue, city Urban Design Manager Liz Stead said. In addition, Goodman must finish acquisition of the property, which it has under contract. Petrie expects the land sale to be finalized in June and said workers will break ground then.

Goodman's project will be near the planned Overlake Village Station light rail stop next to State Route 520. This will make it an urban development in a suburban setting.

Despite the nearby transit station, Goodman plans to include 600 parking stalls in the project. Petrie said market surveys show that renters in Bellevue want plenty of parking. "In Bellevue, you'd be amazed how people have two parking stalls," he said.

Goodman is building studio, one- and two-bedroom units. Of the total, 100 will be set aside for people who make 80 percent of the region's median income, which is \$61,600 for a household of one and \$88,000 for a family of four. The rest of the apartments will be market-rate units, Petrie said.

Goodman is capitalizing on the site's location on a hill. "It's actually quite shocking the view you get from there," Petrie said. The views are of the Bellevue and Seattle skylines and the Olympic Mountains.

Petrie declined to reveal the total cost of the development. Goodman's equity partner is the Carlyle Group, a publicly traded company that is based in Washington, D.C. Construction financing has not been finalized, Petrie said.

Goodman affiliate Venture Construction is the general contractor.

