

Public Comment received June 2 – June 9, 2016

16- 123765 AC Eastgate Office Park CPA

McCULLOUGH HILL LEARY, PS

June 9, 2016

The Honorable Michelle Hilhorst, Chair
City of Bellevue Planning Commission
PO Box 90012
Bellevue, WA 98009
Email: planningcommission@bellevuewa.gov

VIA Electronic Mail

Re: Eastgate Office Park Comprehensive Plan Amendment Application

Dear Chair Hilhorst:

On behalf of Eastgate Office Park Property, LLC ("Applicant"), thank you for the opportunity to comment in support of the proposed Comprehensive Plan amendment to change the land use designation of its property located at 15325 – 15395 SE 30th Place in the City's Eastgate neighborhood from the existing Office to an Office Limited Business designation ("Proposal").

We concur with staff's recommendation to include the Proposal on the City's Comprehensive Plan work program. We agree that the City would benefit from a deeper evaluation of how this property may be able to better support the City's vision for a transit-oriented, walkable Eastgate. As you heard, when the City adopted the Eastgate vision, it relied on 2010-era studies which overlooked review of the property's potential; this Comprehensive Plan process can help align land use with the City's vision. In addition, the Applicant requests review of the Proposal because it:

- **Enhances Eastgate Green Space and Park Connections.** The Applicant's property is located next to Robinswood Park and trail network. The Proposal would encourage opportunities to protect green space, provide for transition buffer areas from residential uses and enhance pedestrian connections between Eastgate's existing and planned parks.
- **Supports Job Growth Opportunities.** The Applicant's property is uniquely situated to support some in-fill office space that could sensitively blend into the existing campus while protecting the green spaces and buffers with the residential uses to the north. This change would lead to new jobs and retail uses that could serve the nearby offices and residents.

Thank you in advance for your consideration. The Applicant agrees that the Proposal meets the threshold review criteria. We respectfully request that the Planning Commission recommend the Proposal for inclusion on the Comprehensive Plan work program for further review of its merits.

Sincerely,



cc: Planning Commission
Nicholas Matz, City of Bellevue

Matz, Nicholas

From: Gerald Hughes <ghughes@isomedia.com>
Sent: Thursday, June 02, 2016 6:47 PM
To: PlanningCommission; steph_rick_w@hotmail.com
Subject: Eastgate Development
Attachments: image1.JPG; ATT00001.txt; image2.PNG; ATT00002.txt; image1.JPG; ATT00003.txt; image2.JPG; ATT00004.txt; image3.JPG; ATT00005.txt; image4.JPG; ATT00006.txt; image5.JPG; ATT00007.txt; image6.JPG; ATT00008.txt

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Planning Commission

Last night there was a discussion of the development of a 14 acre parcel at Eastgate - west of the Washington Patrol and north of the Subaru dealer. At least, that was the description of the location I heard.

You should note that this property is adjacent east of the Mormon Church off 148th and also just East of the fire station. Even though I guess access would be from 156th near the Washington State patrol or between the Starbucks and the Veterinary hospital. I think it would be easier to describe the location as behind and east of the Mormon Church.

I walk this area often - in fact, I am going there in the next 15 minutes. You can walk through robinswood from the ball fields, through the woods south, then turn east and walk right across 156th to where the new park - yet to be completed - is planned.

I should mention that the woods just behind the Mormon Property is a breeding ground for the great horned owl. Currently, there is a male and female nesting there and there are three youngsters. If you wish to see any of them, listen for the crows. If you hear a cacophony of crows, that means they are hassling the owls. So find the crows and you will see the owls.

Here are a couple of pictures taken by my friend Peter. Mum and Dad.















