

From: [Lee Sargent](#)
To: [PlanningCommission](#)
Subject: Since I ran out of time I will bore you some more about the BTC/QBE/Unigard Park situation
Date: Thursday, June 15, 2023 12:41:41 AM

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This is just a ramble about BTC so you can safely ignore it as usual.

I have stated in the past that I am currently the President of the Sherwood Forest Community Club. I worked with people that have been active in the struggles around this area. I have actively assisted people in the last six years and been before the Planning Commission in the past over the concerns and the reasons why we established the covenant with the City a long time ago.

When this was first broached as I understand it, the problems were around the ever growing traffic that a planned super mall was to bring in Redmond where Microsoft is now. The covenants that were agreed to by the city have since stood against many changes that would have made my work place at Unigard very congested except for the build size and number mandated. We are at the maximum allowed at this time.

Part of the reason the city agreed was that this would be a buffer zone between encroaching businesses to the west and single family residents to the east. BTC is a pleasant place to walk by and turn your head toward it with grass, trees and only in the distance some buildings. We and our surrounding communities have fought hard for what little we have left. We will continue.

The following is just descriptive stuff about what it is like in the area with a few asides.

With Microsoft to the north in Redmond growing by another 6,000 workers, Seritage or whoever is taking on building where Sears used to be and talking about many storied buildings with residents living in some of them and businesses below the pressure is building on the traffic even with light rail coming to the area. These are on Redmond land but the traffic goes everywhere there are only a few main roads NE 24th ST, Northup, 156 Ave NE, 164th Ave NE. The areas in BTC situation are filled with businesses now. I have been with city walks along Northup and 156th and have walked the streets around Unigard many times which consist of going past Interlake High School to the east, and just the other side of Interlake High School is Sherwood Forest Grade School. Around at 164th and Northup is a private school and meshed in are some houses next the High School off of Northup. And then you are at BTC with forests with lots of financial potential for the owners only used for parking for the people that work in the buildings and across the street is a couple of churches and some condominiums that resist losing that forest because then they will only be able to see business buildings. Of course, if

you walk on the east side of the BTC you get to see the fine 4 story apartments that extend to the stores at NE 24th ST and 156th Ave NE. The Liv apartments are hardly affordable, have virtually no room for trees and small shrubs. There are a lot of cars in between me and them walking most of the time.

With grocery stores at the juncture of 156th ST, NE 24th St and Bel-Red which are just across the street from BTC, Safeway and Fred Meyer a quarter mile further on what are they planning on adding that will make our SFCC community thrive. Or maybe we don't like taking the bus or walking the mile to the Crossroads mall. Our community is being killed by the taxes and the growing number of apparently rich people that have purchased ever more of our homes and replace them with two story mansions (10 in the last year). (I doubt the new owners will take much time with our club. So much for community building.)

We do get a break during the summer when the schools aren't in session. I guess we shouldn't complain. The people on Northup don't seem to get one though.

I can also walk the interior streets of SFCC and some of them are pleasant enough to stop and talk to people and look at the trees that are still with us.

Thanks for your valiant efforts to try and make the difficult into something that is more digestible and understandable. It is always difficult to turn the technical details into universally comprehensible information. Just like it is hard to share what I think in 3 minutes.

Idea: Maybe if we could take away the opportunities to make large amounts of money through buying property and building mansions. We might be able to build really affordable houses/apartments/etc. But with them already there the tax base all around them has changed so the prices for selling your home/your mom's home/etc. to developers becomes even more enticing.

You got me started and I went on forever, have a good day.

Lee Sargent

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From: [Christopher Friend](#)
To: [PlanningCommission](#)
Cc: TMjohnson@bellevue.wa.gov; [King, Emil A.](#); [Nesse, Katherine](#)
Subject: Swire Site Concept
Date: Thursday, June 15, 2023 1:12:13 PM
Attachments: [Swire Site Development Study_0609_Reduced v 1.pdf](#)

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Chair Ferris and Planning Commissioners,

As I shared in my remarks last night, Swire Coca-Cola's desire is for at least an expansion of the BR-OR-H-2 designation in the Preferred Alternative and for the City to study FARs and other development standards in the FEIS process that achieve efficient development. We strongly believe that by reimagining zoning through the BR-OR-H-2 designation and beyond in the Preferred Alternative, the City could achieve many of the key elements it desires and that were highlighted by Bellevue residents at the Commission's meeting, including the development of housing options, activating ground level retail, and new commercial spaces.

I believe Chair Ferris framed the opportunity: Bellevue is no longer a bedroom community of Seattle – and the Comprehensive Plan Update is the City's opportunity to define its own urban identity. To help envision the possibilities of expanded zoning flexibility, I have attached a concept study for the Swire site prepared by NBBJ for your review. Key highlights of the Preferred Option in the concept study include an entirely new neighborhood with:

- 3,200 housing units in nearly 2.9 million square feet;
- 5,900 jobs in nearly 2.0 million square feet of office space;
- Activating ground level retail; and
- More than 150,000 square feet of green and open space.

This new neighborhood could have a transformational impact on Bel-Red's 120th Station node for decades. Our site is unique in that its redevelopment will not displace any existing housing units or retail businesses. Using the city's conservative methodology for economic analysis, the attached site concept could provide:

- Nearly \$2 billion in direct project investment;
- \$14 MM in construction sales tax alone;
- Long-term property tax benefit of increased tax basis; and
- Additional privately-funded supportive street, sidewalk and utilities infrastructure.

Again, we respectfully request the Planning Commission advocate for a visionary approach in the Preferred Alternative with at least the BR-OR-H-2 designation on our site to achieve expanded flexibility for the development of the future Bellevue.

Please do not hesitate to contact me with any questions.

Thank you,
Christopher Friend

Christopher Friend

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Swire Site Development Study

06.09.2023

Urban Context Diagrams

Street Grid Strategy

Steep Slope Overlay

Design Options

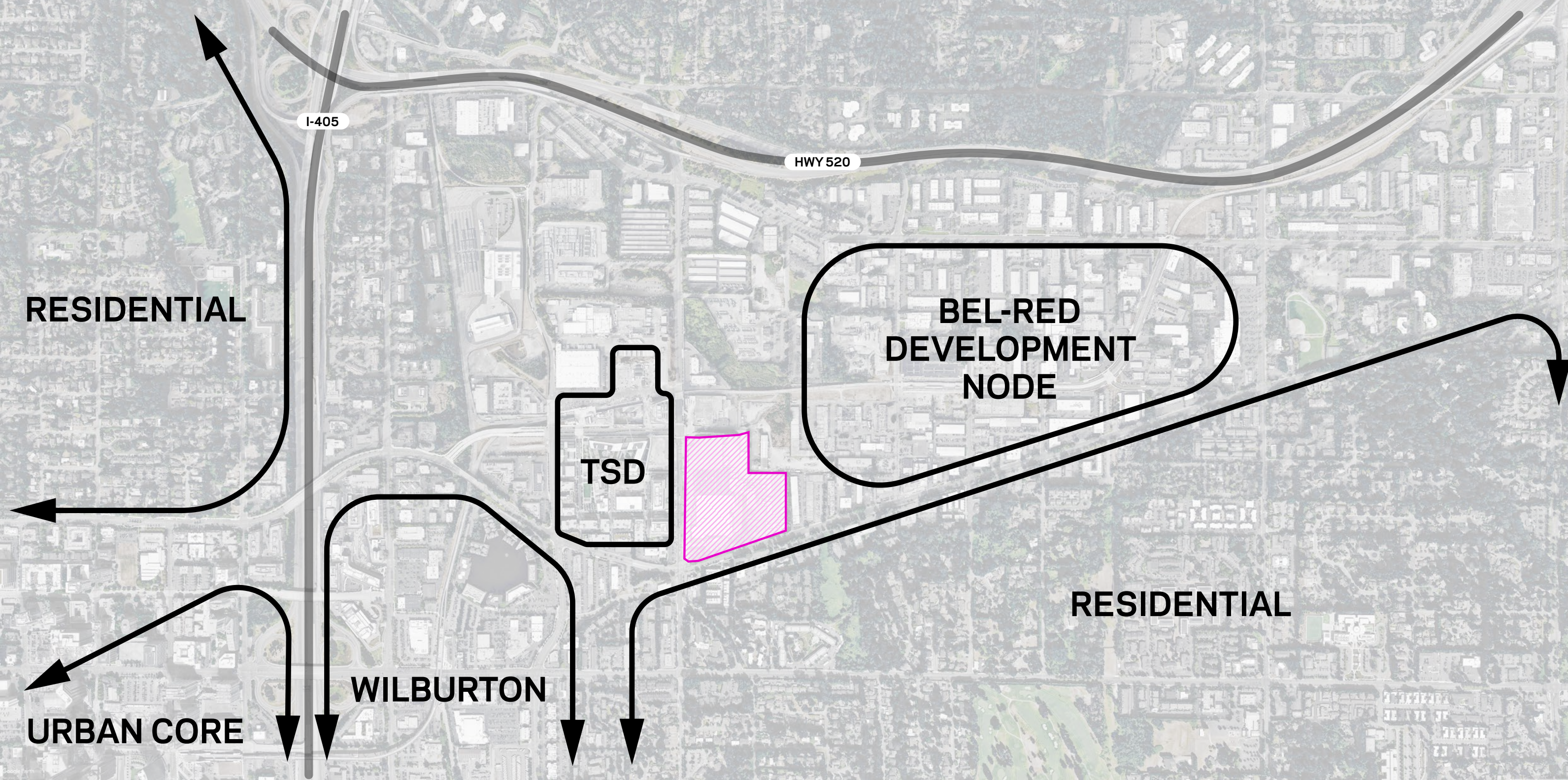
40% residential / 60% commercial - Comparison Option

60% residential / 40% commercial - Preferred Option

Summary Page

Urban Context

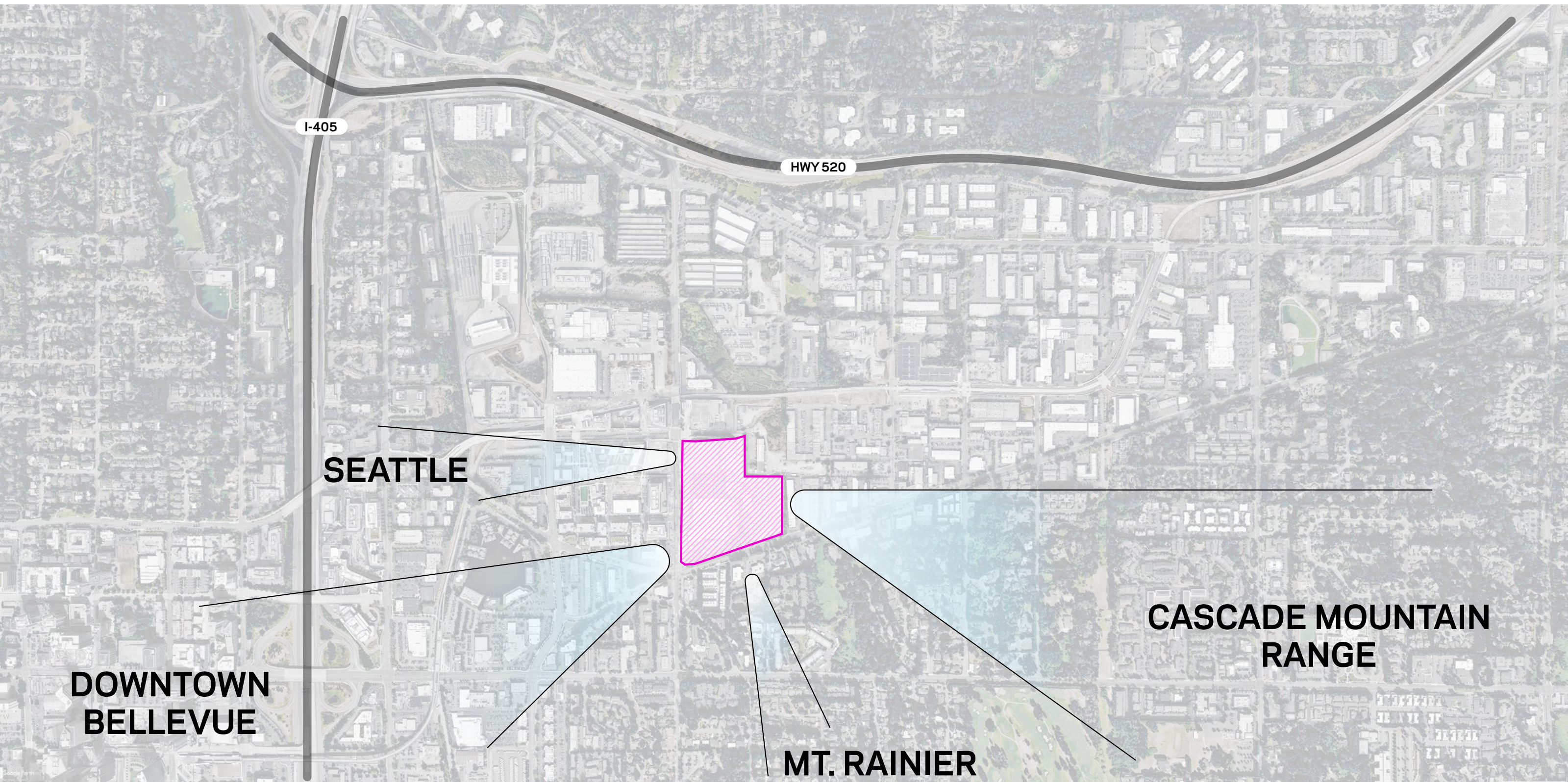
development potentials and constraints



Surrounding Neighborhood Zones

Urban Context

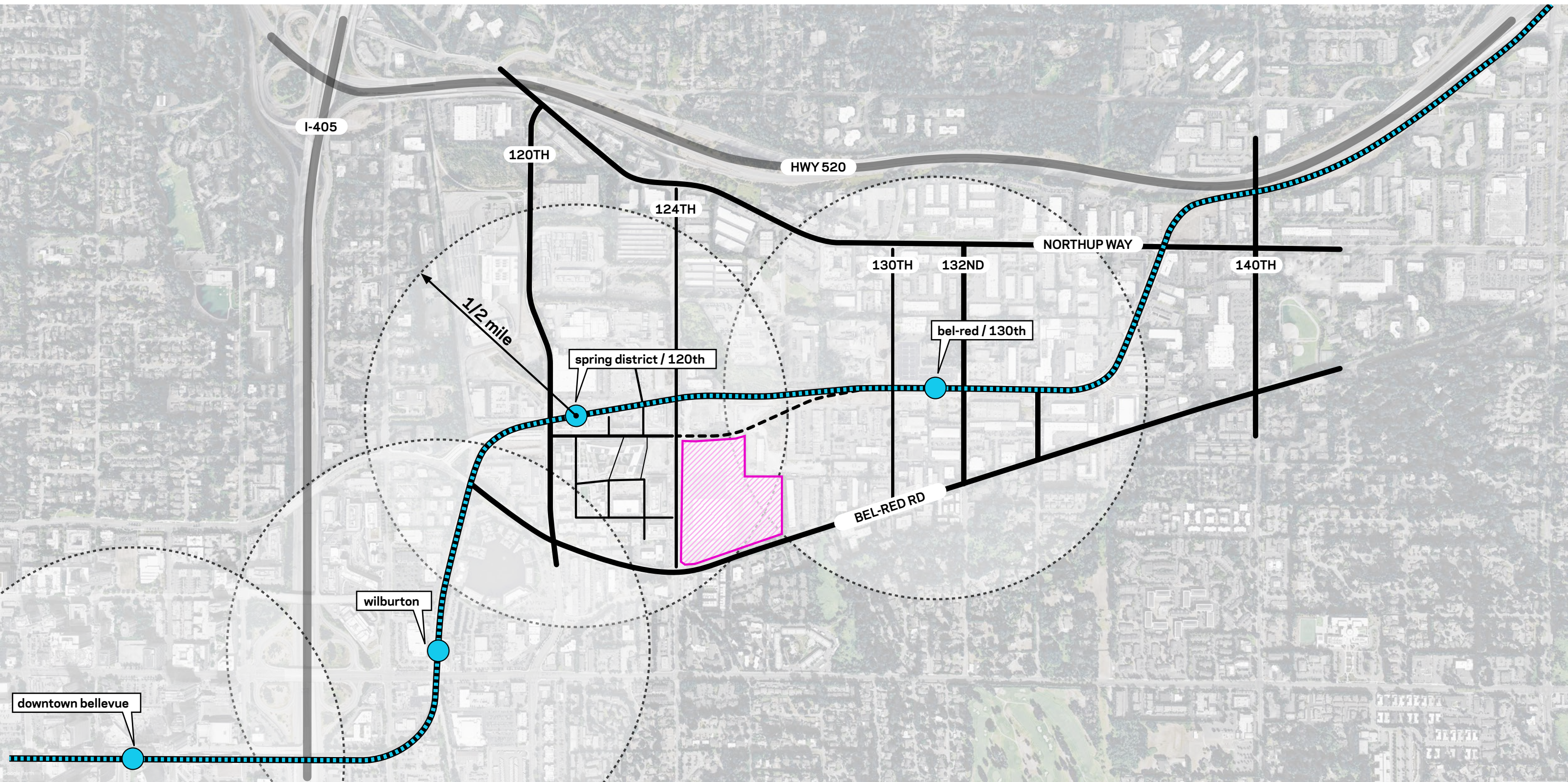
development potentials and constraints



View Corridors to Major Landmarks

Urban Context

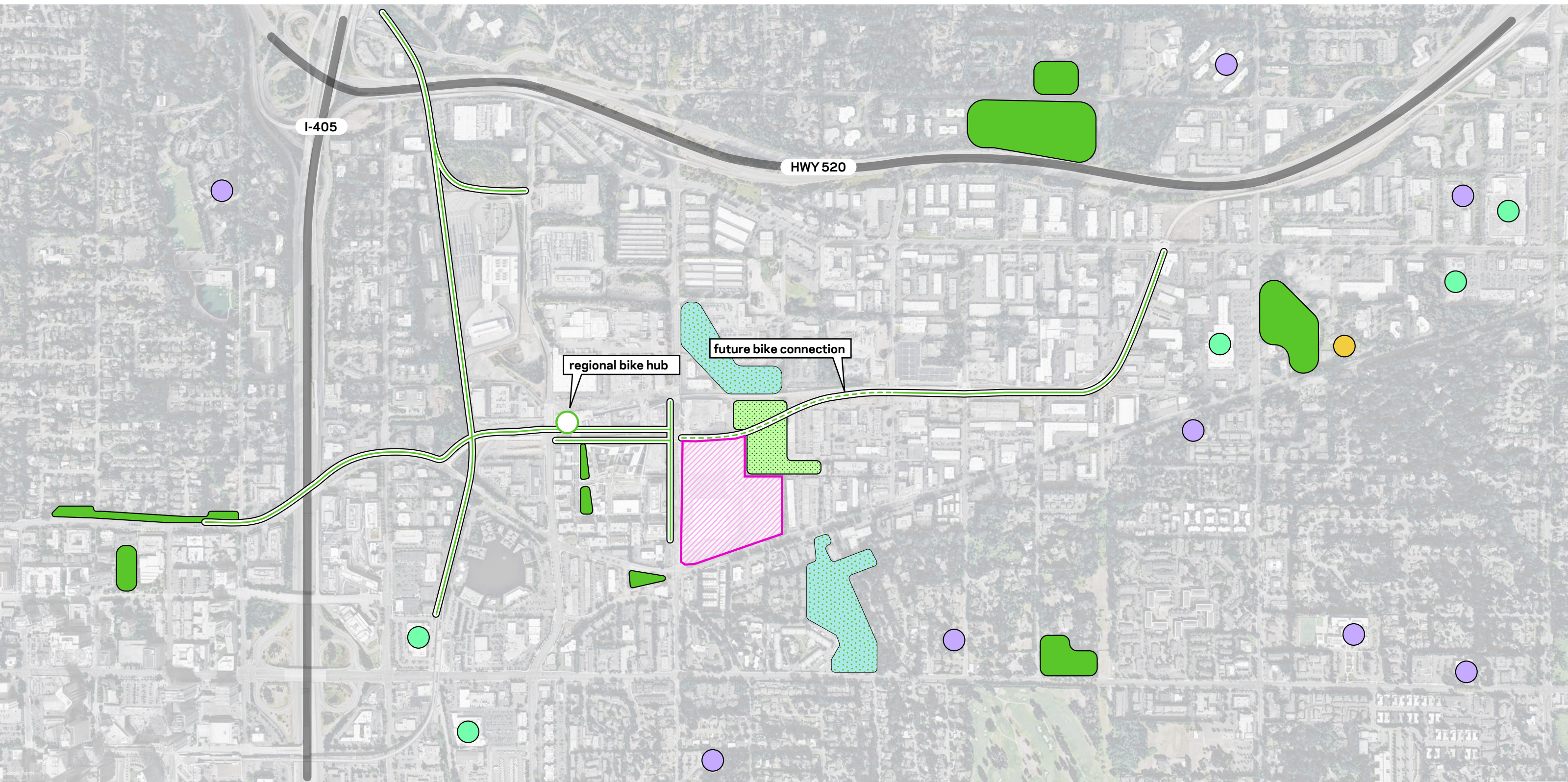
development potentials and constraints



Light Rail and Nodes

Urban Context

development potentials and constraints

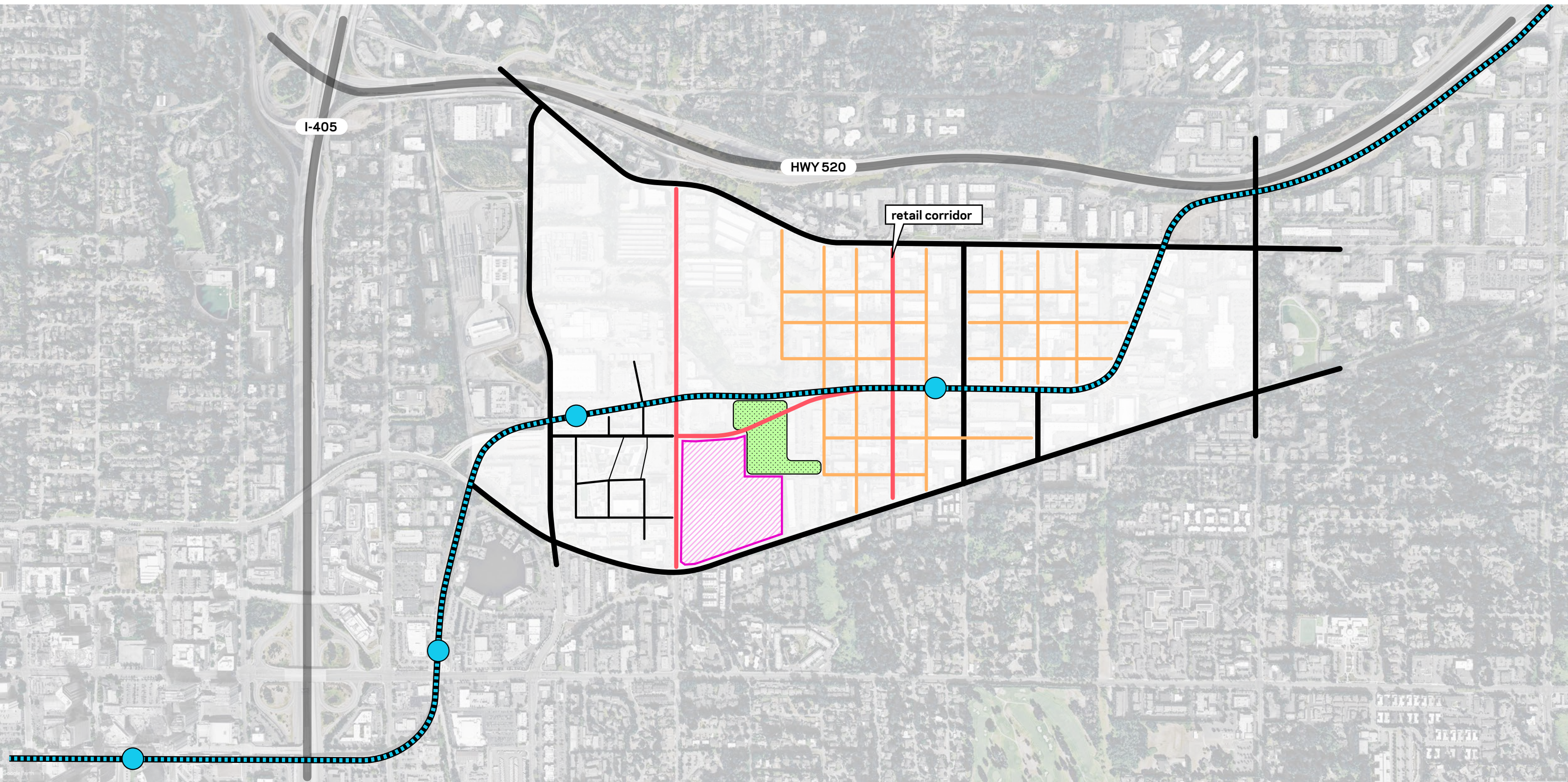


Bikes, Parks and Amenities

- wetlands
- existing open space
- planned open space
- education / daycare
- grocery store
- community center

Urban Context

development potentials and constraints

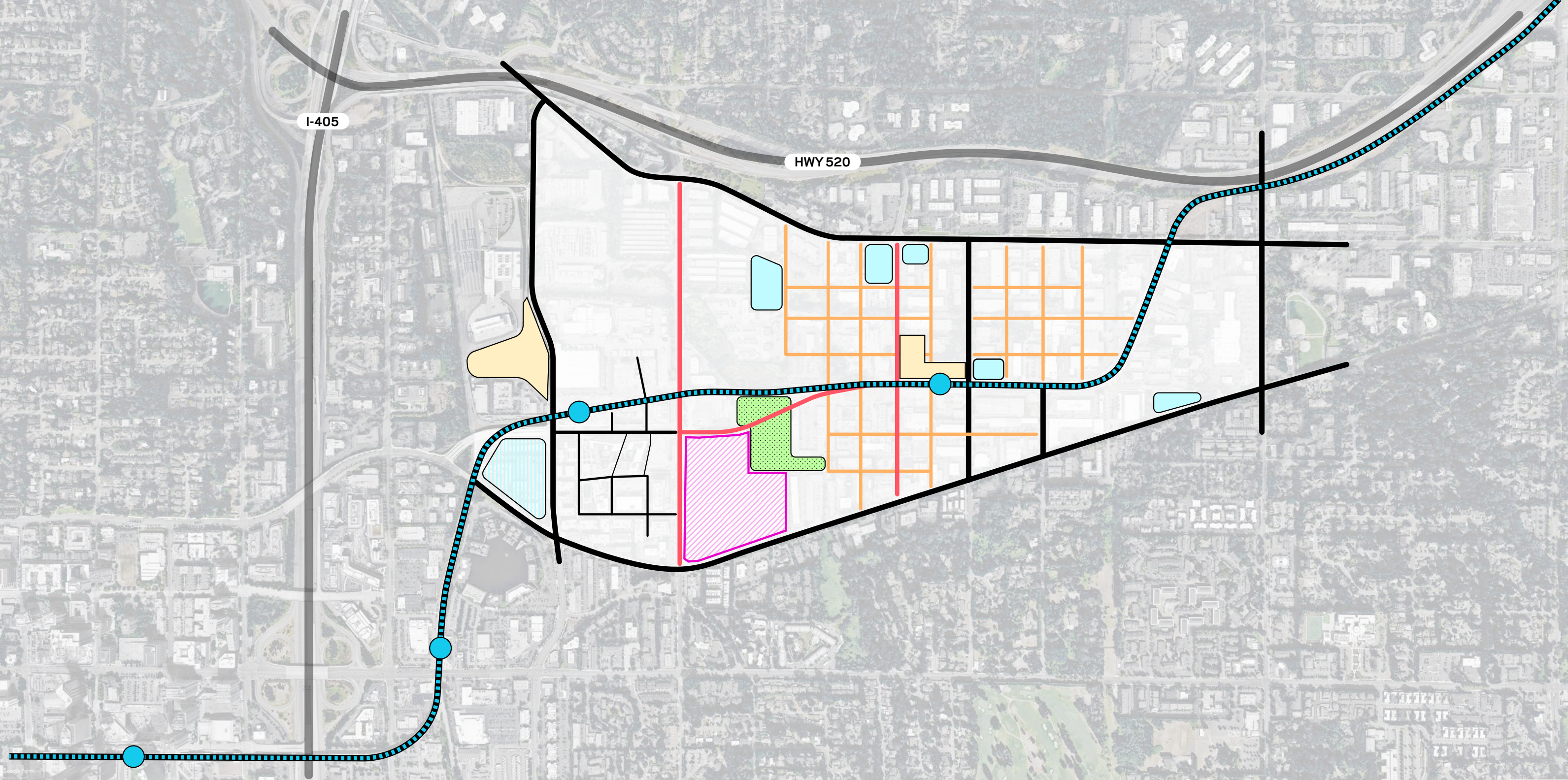


Future Infrastructure Network

major street improvement local street grid

Urban Context

development potentials and constraints

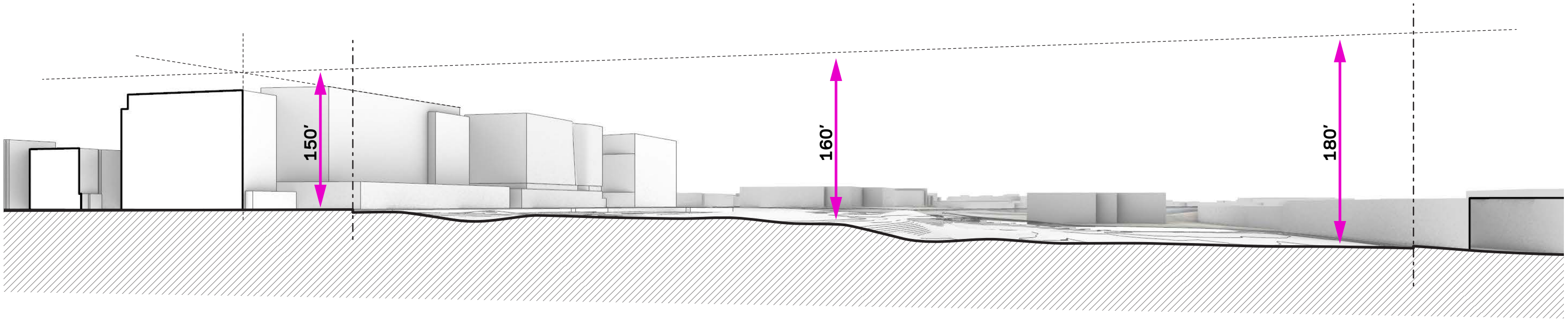
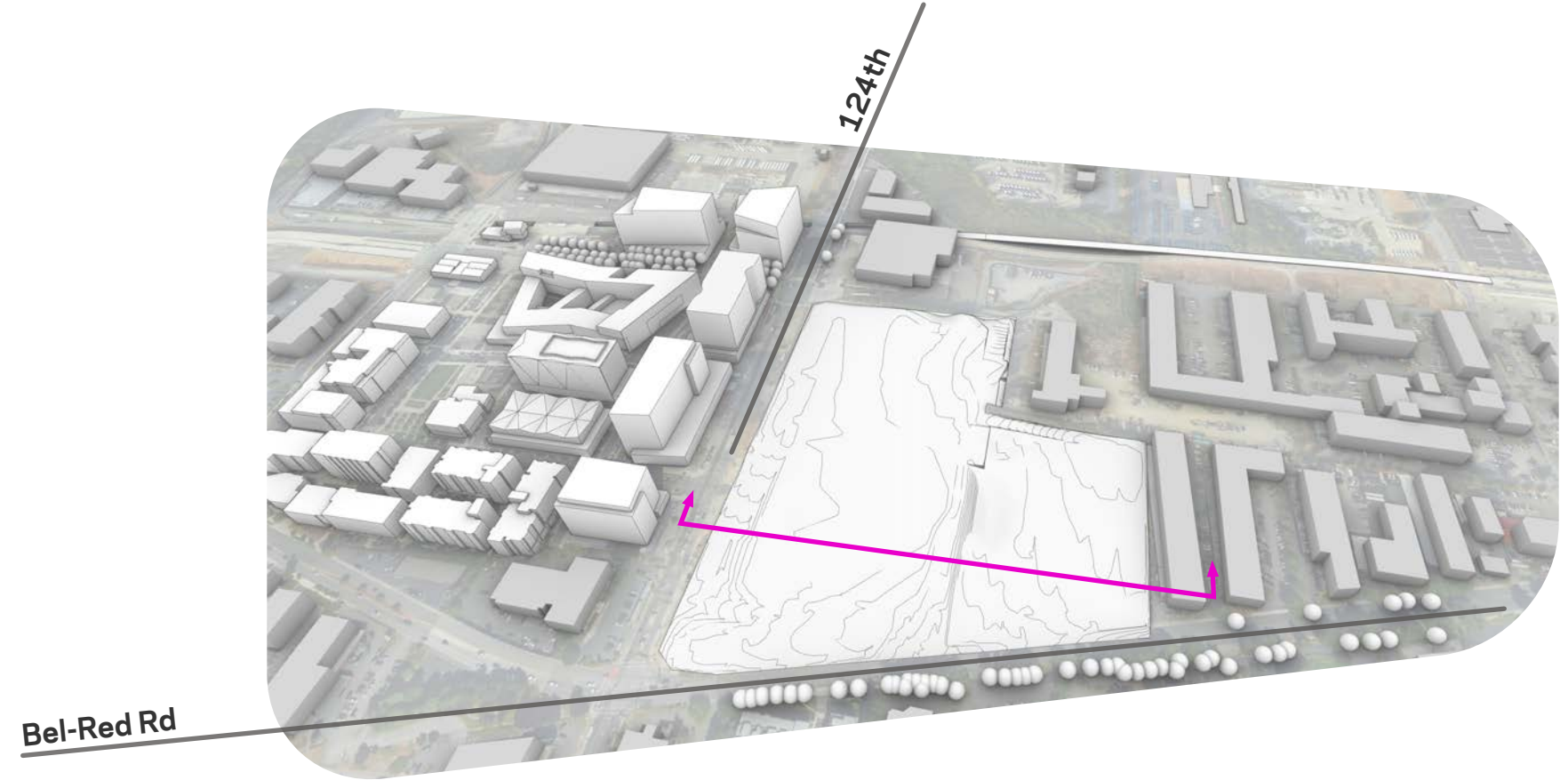


Future Infrastructure Network + Current Multi-Family Planned Development

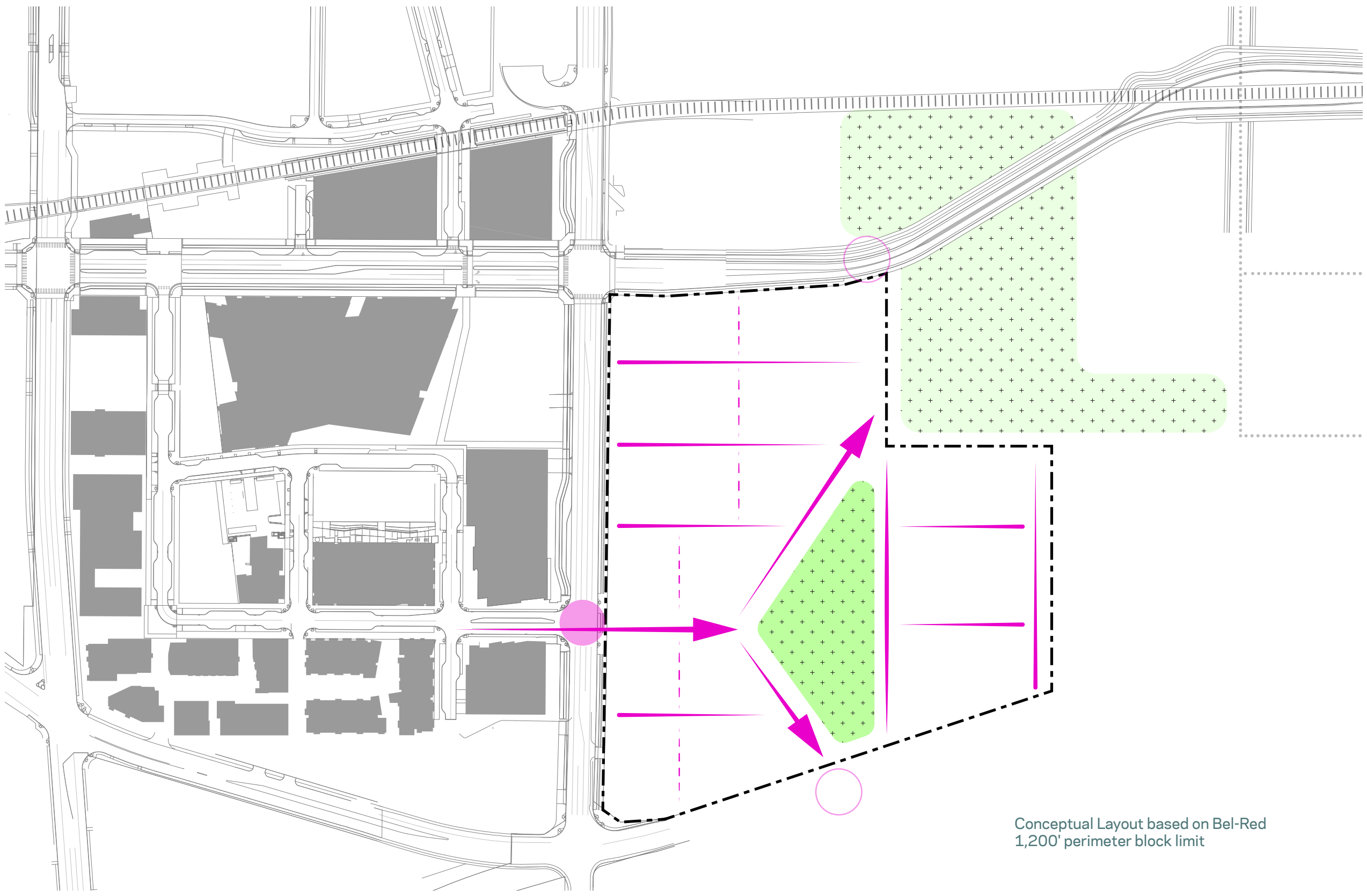
- mixed use project
- current multi-family project
- public/private partnership TOD sites
- current multi-family project

Site Context

east-west section

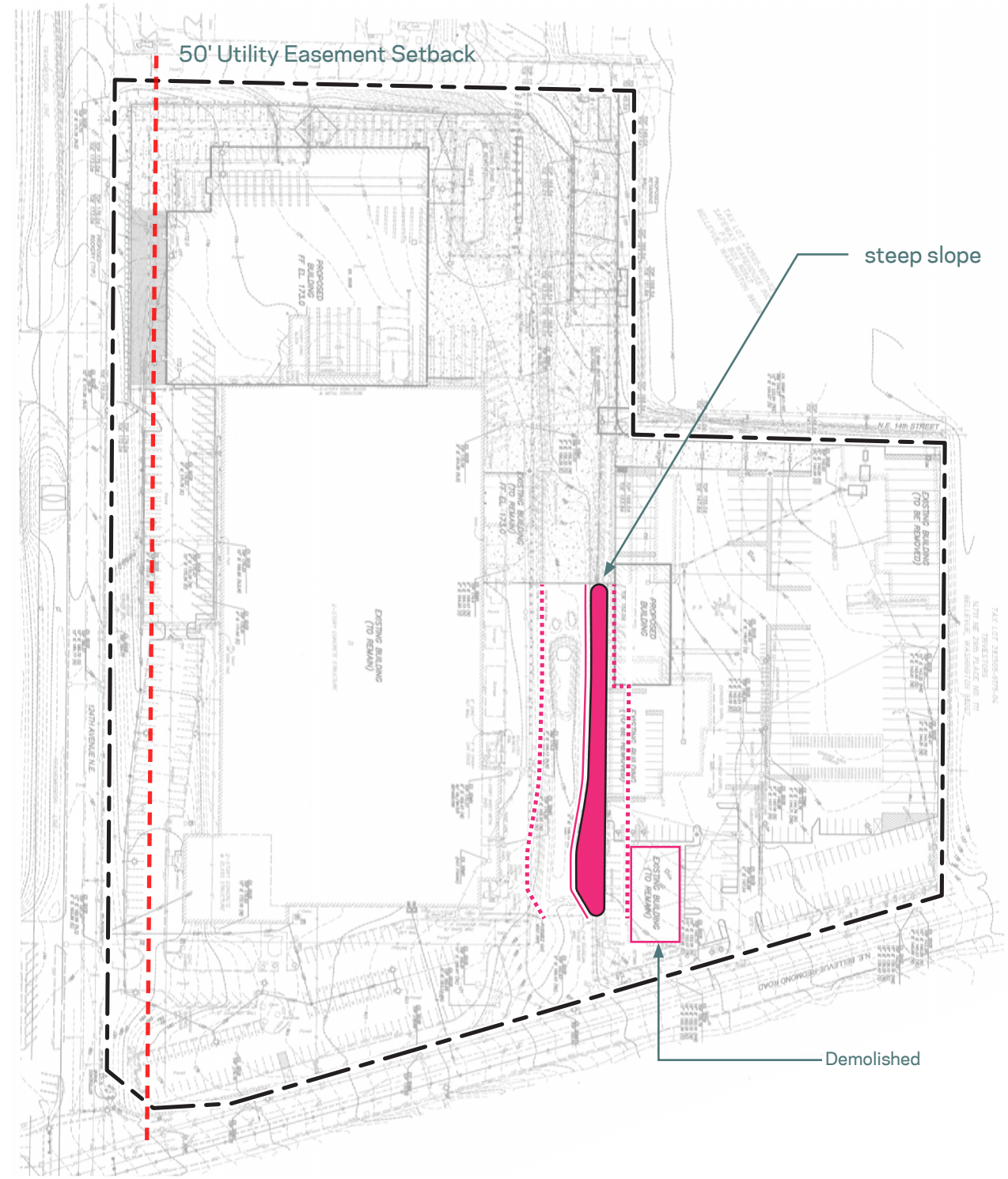


Site Diagram

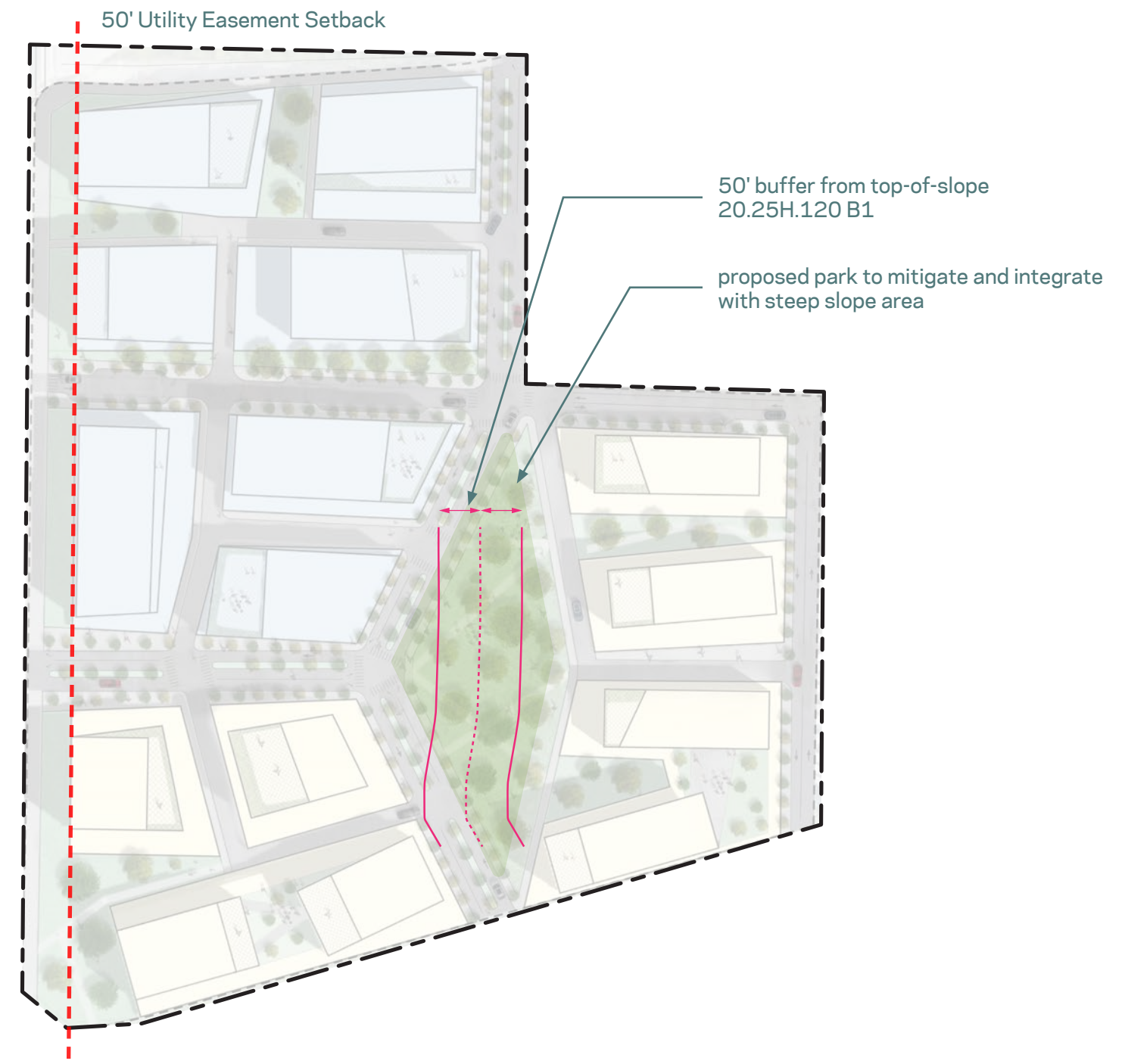


Conceptual Layout based on Bel-Red
1,200' perimeter block limit

Site Constraints Diagram



Existing Site Plan

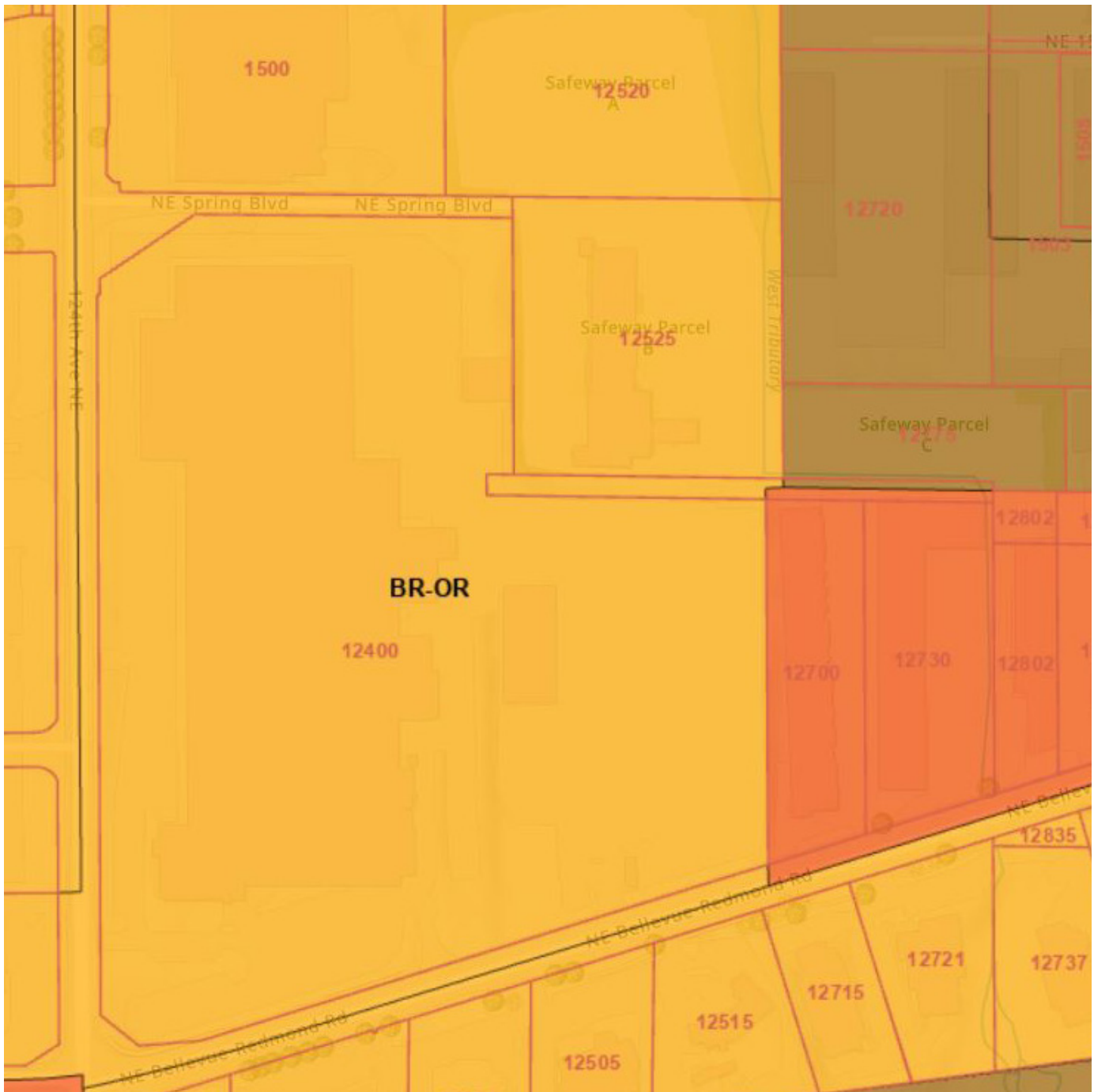


Overlay Site Plan

Existing Conditions



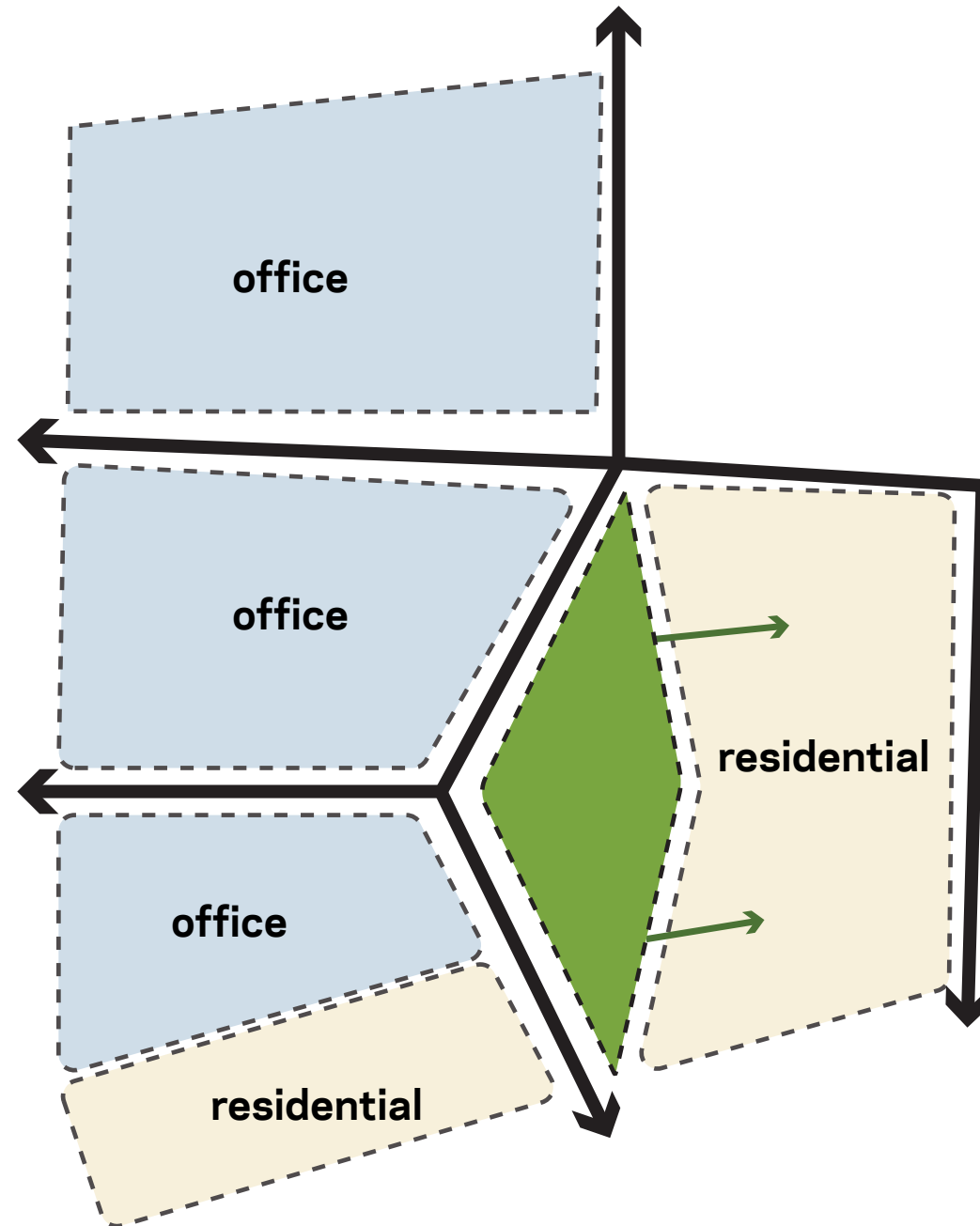
Existing Mapped Steep Slopes - Assumed Man-Made Based on Site Conditions



Existing Site Zoning Plan

Metrics - Comparison Option

40% residential / 60% office



Comparison Development Limits

Height Limit	180'
FAR	4.5
Total Allowable	4,356,720 sf

Program Distribution

Residential	1,930,000 sf
Office	2,000,000 sf
Total	3,930,000 sf

Open Space	124,000 sf
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Approximate Program Yield

Residential Units	2,200 units
<small>Average 700sf Unit Size</small>	
Number of Jobs	6,000 jobs
<small>1 per 330 sf</small>	

Option 40/60

40% residential / 60% office



Street Diagram

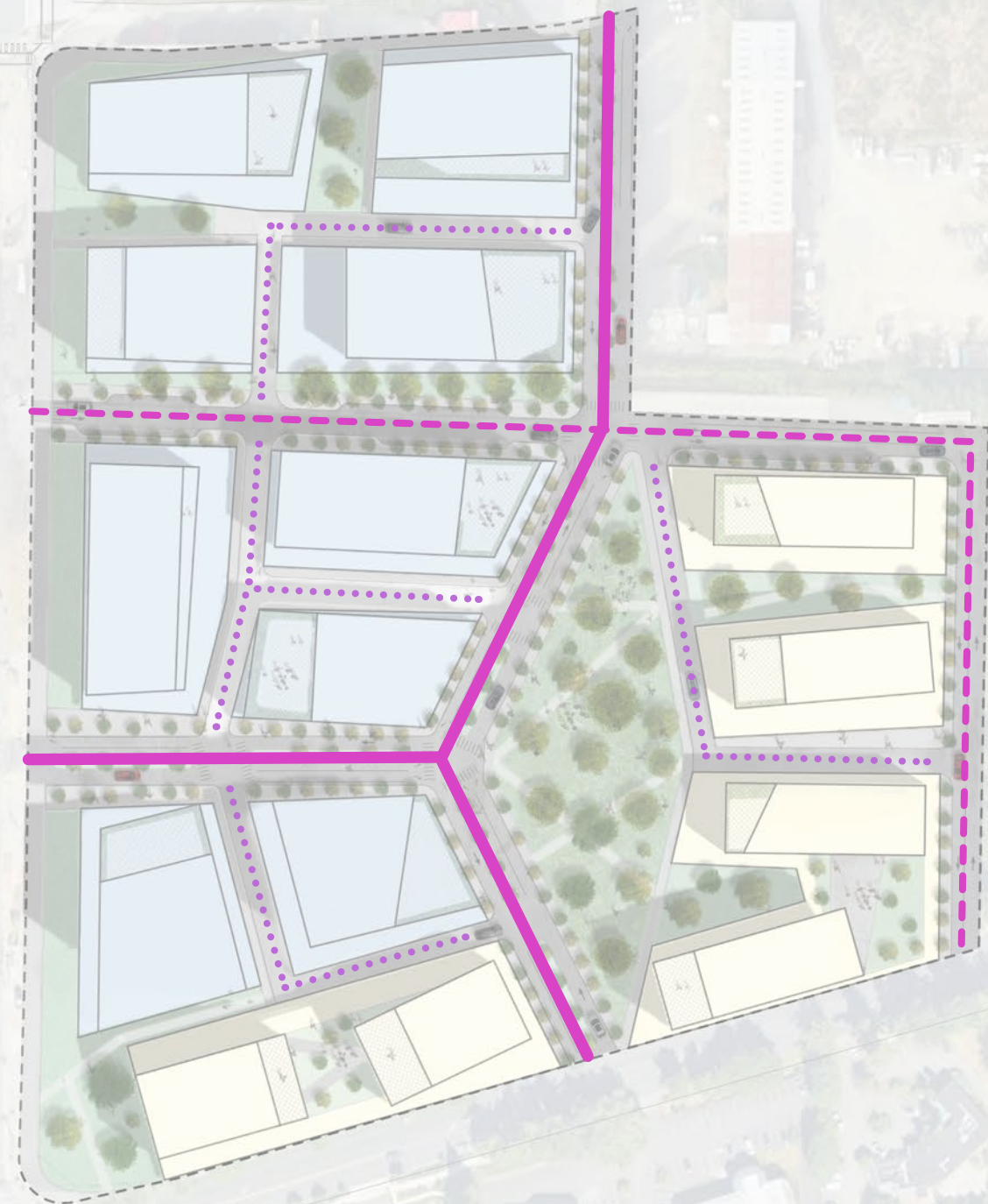
40% residential / 60% office



Secondary Road



Alley/Shared Sidewalks



Main Road

- Main Road
- - - Secondary Road
- Alley

Park Diagram

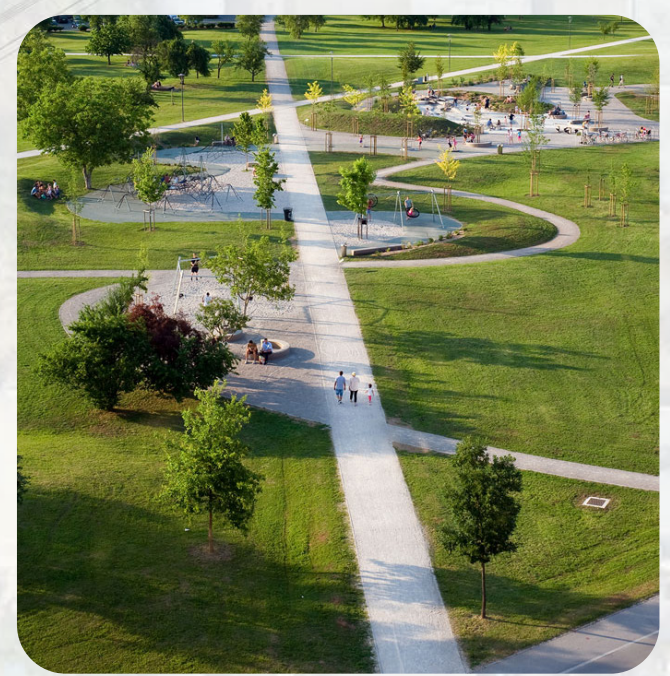
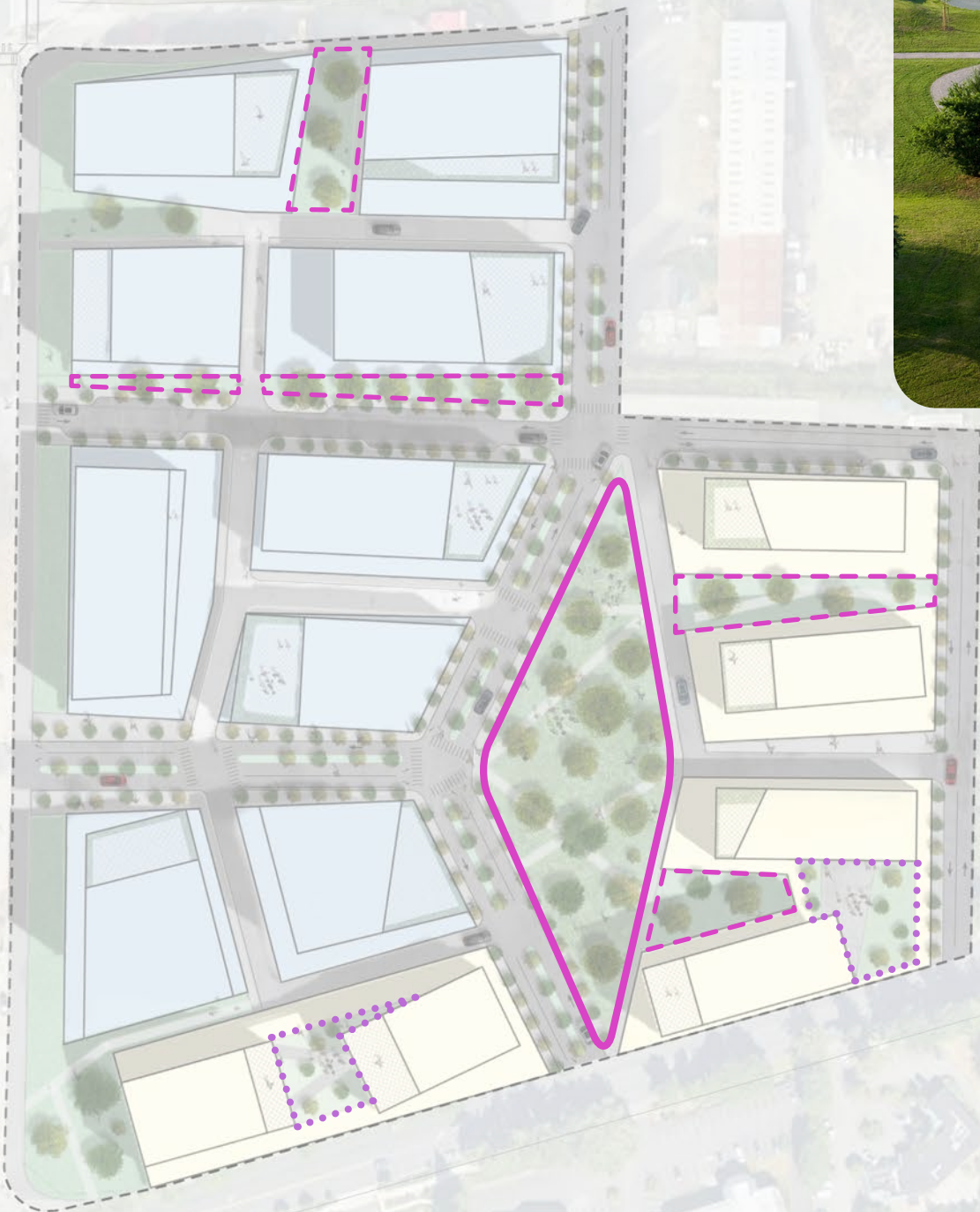
40% residential / 60% office



Secondary Pocket Park



Green Rooftop



Central Park

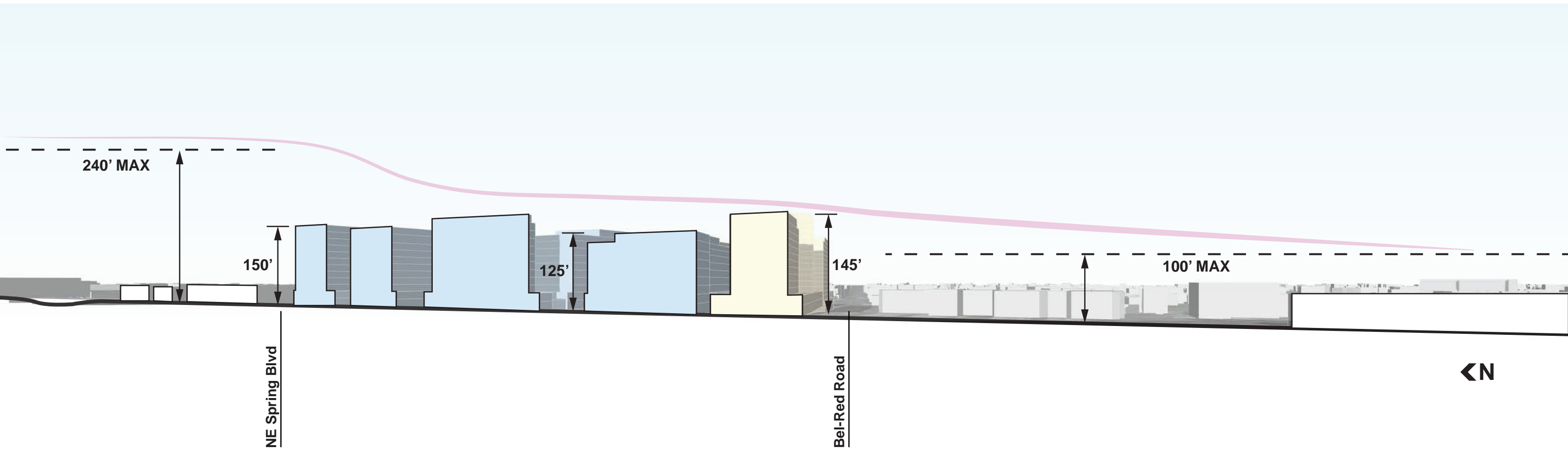
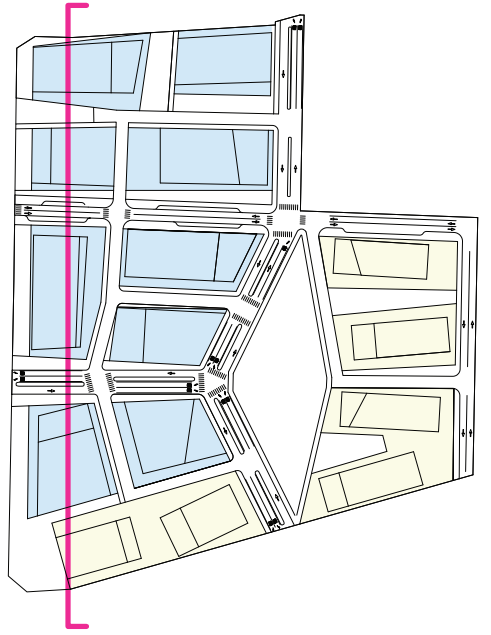


Secondary Pocket Park

- Central Park
- - - Secondary Pocket Park
- Green Rooftop

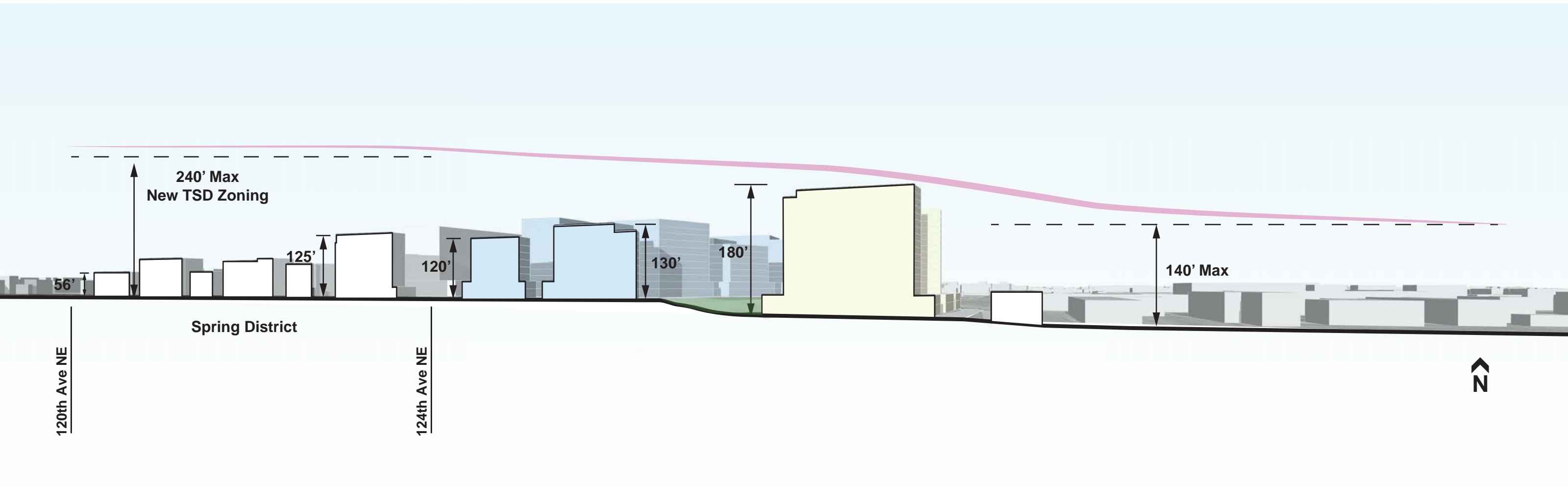
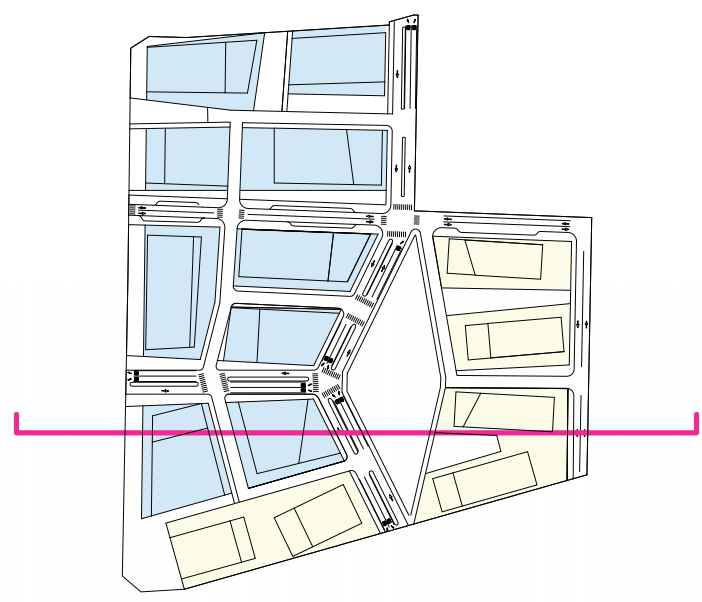
Section A

40% residential / 60% office



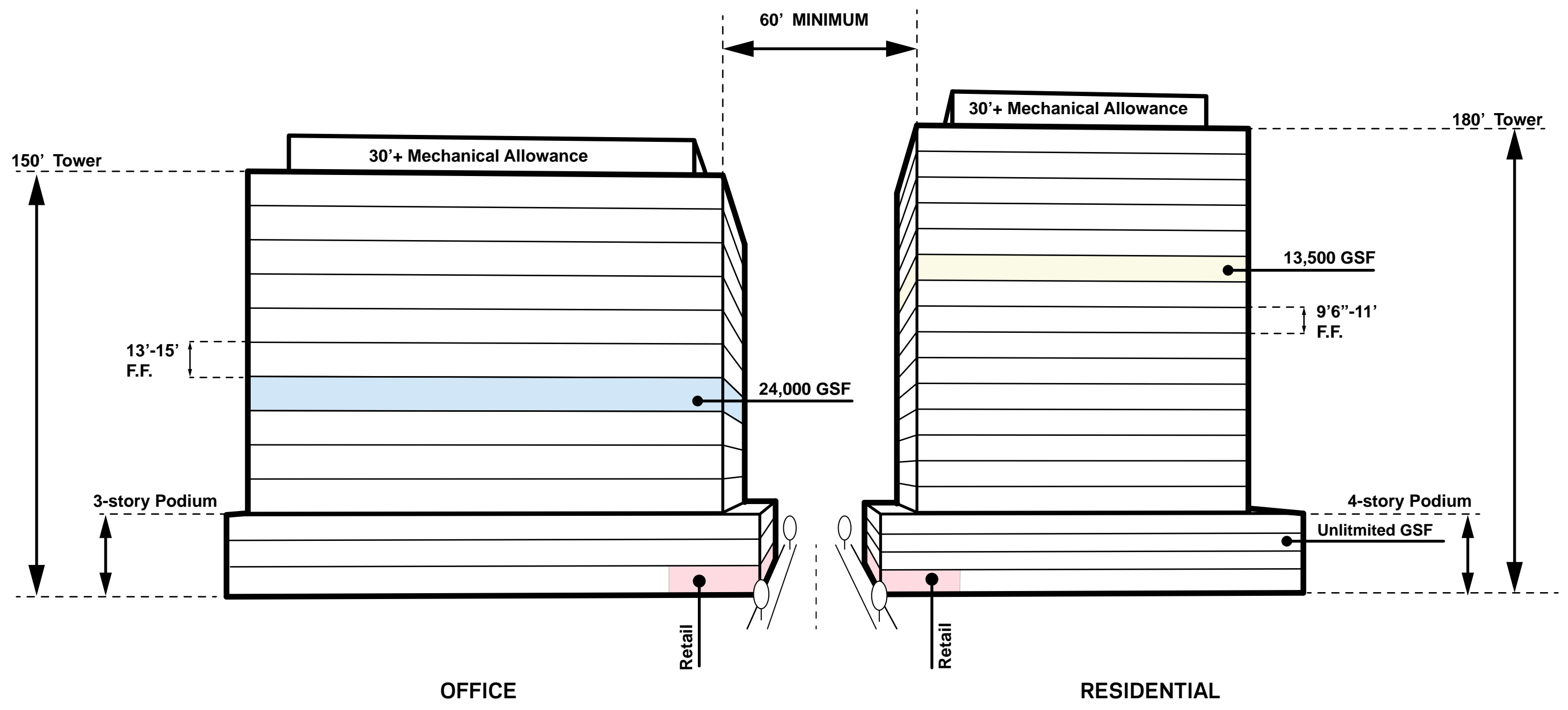
Section B

40% residential / 60% office



Zoning

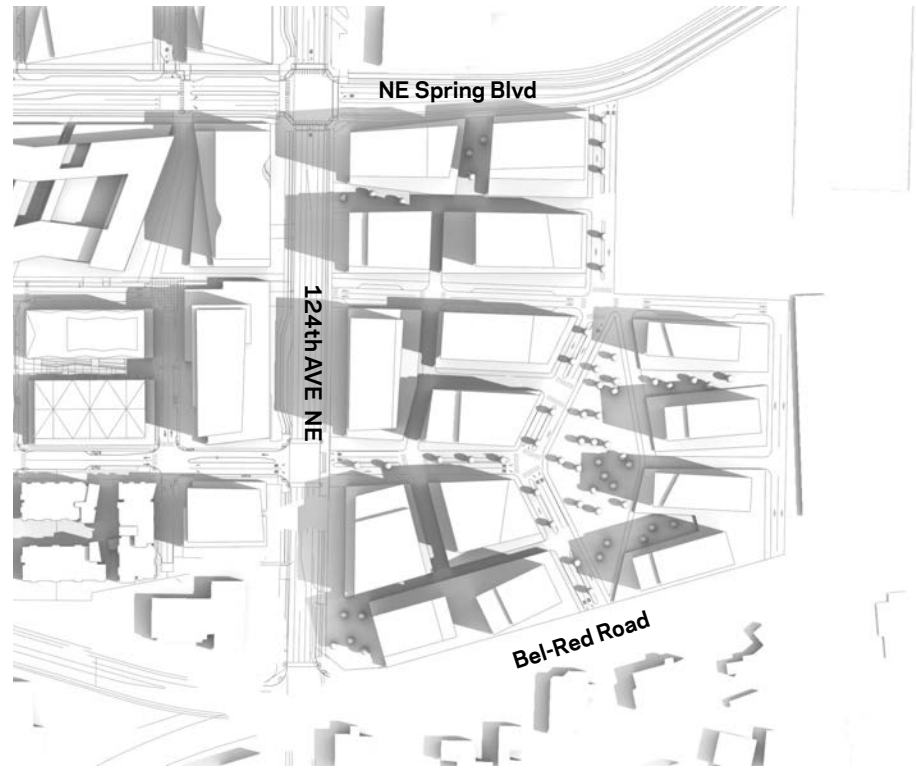
40% residential / 60% office



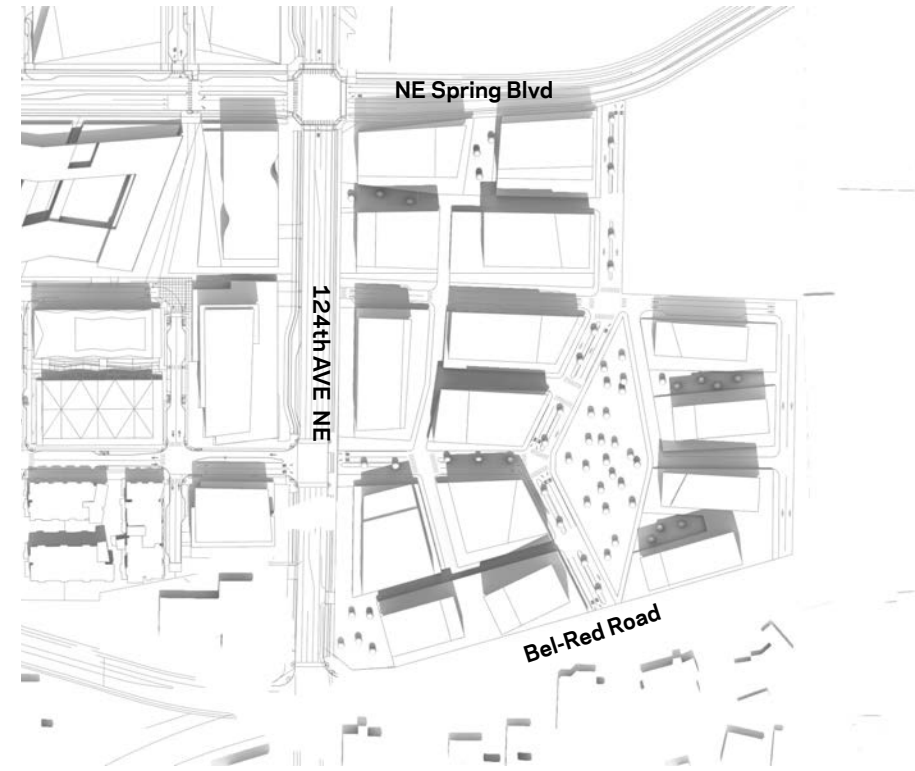
Solar Study

40% residential / 60% office

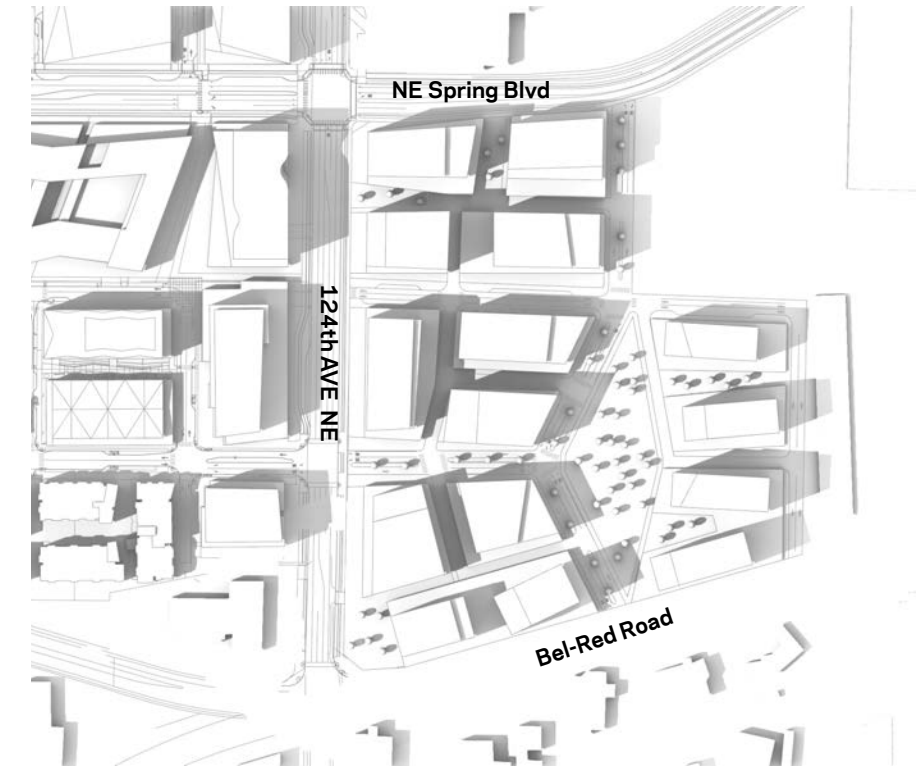
Finding: shading impacts only experienced during winter months



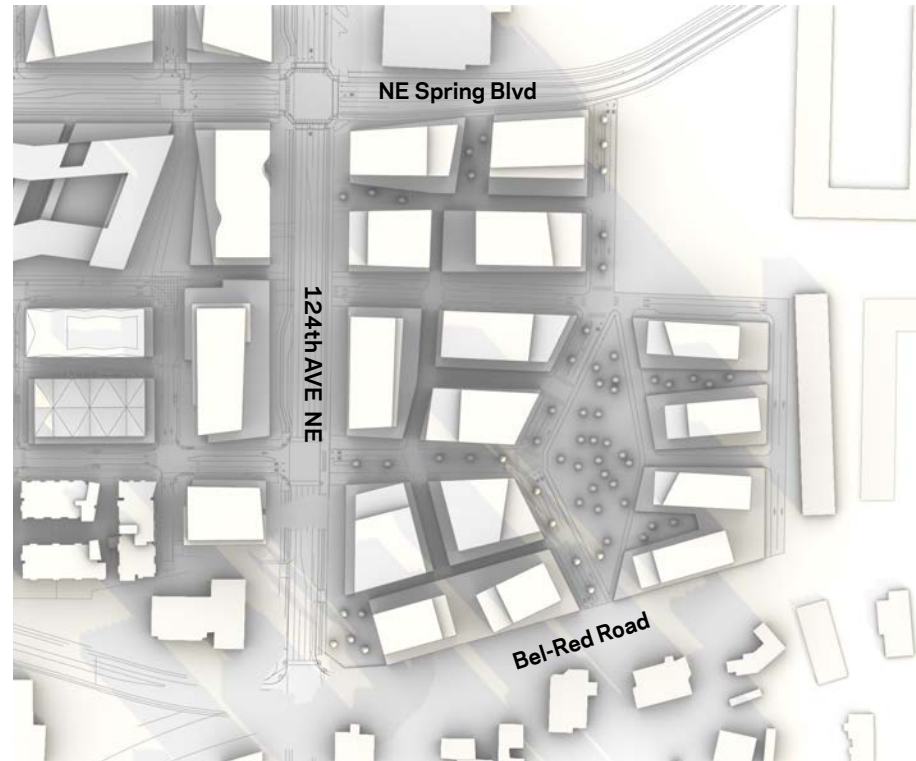
June 21 | 9am



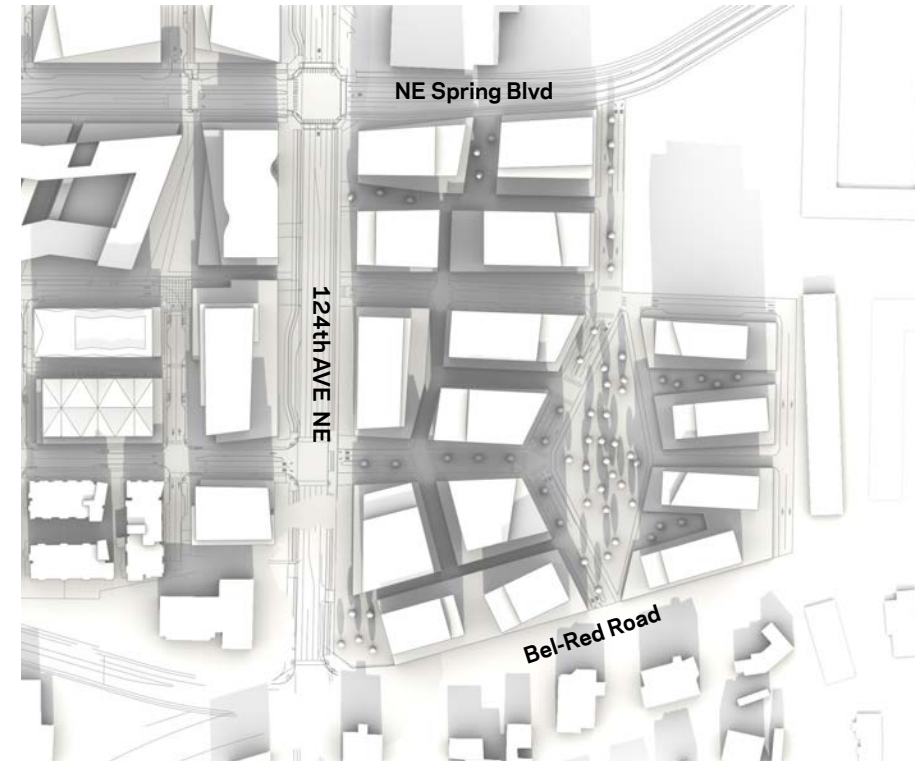
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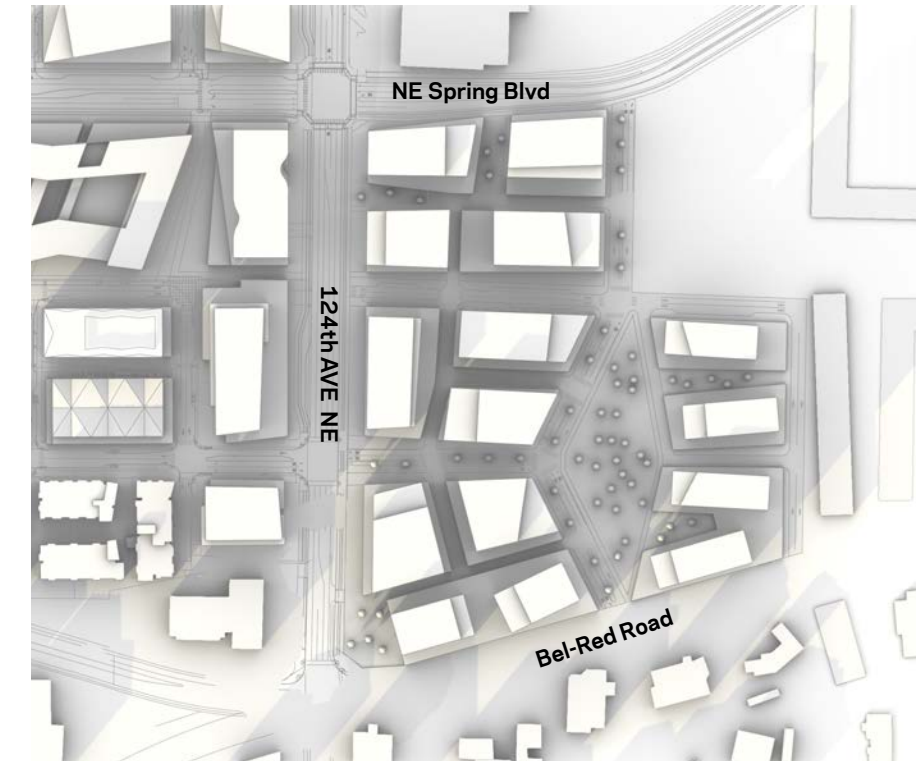
June 21 | 3pm



December 21 | 9am



December 21 | 12pm



December 21 | 3pm

Rendering

40% residential / 60% office



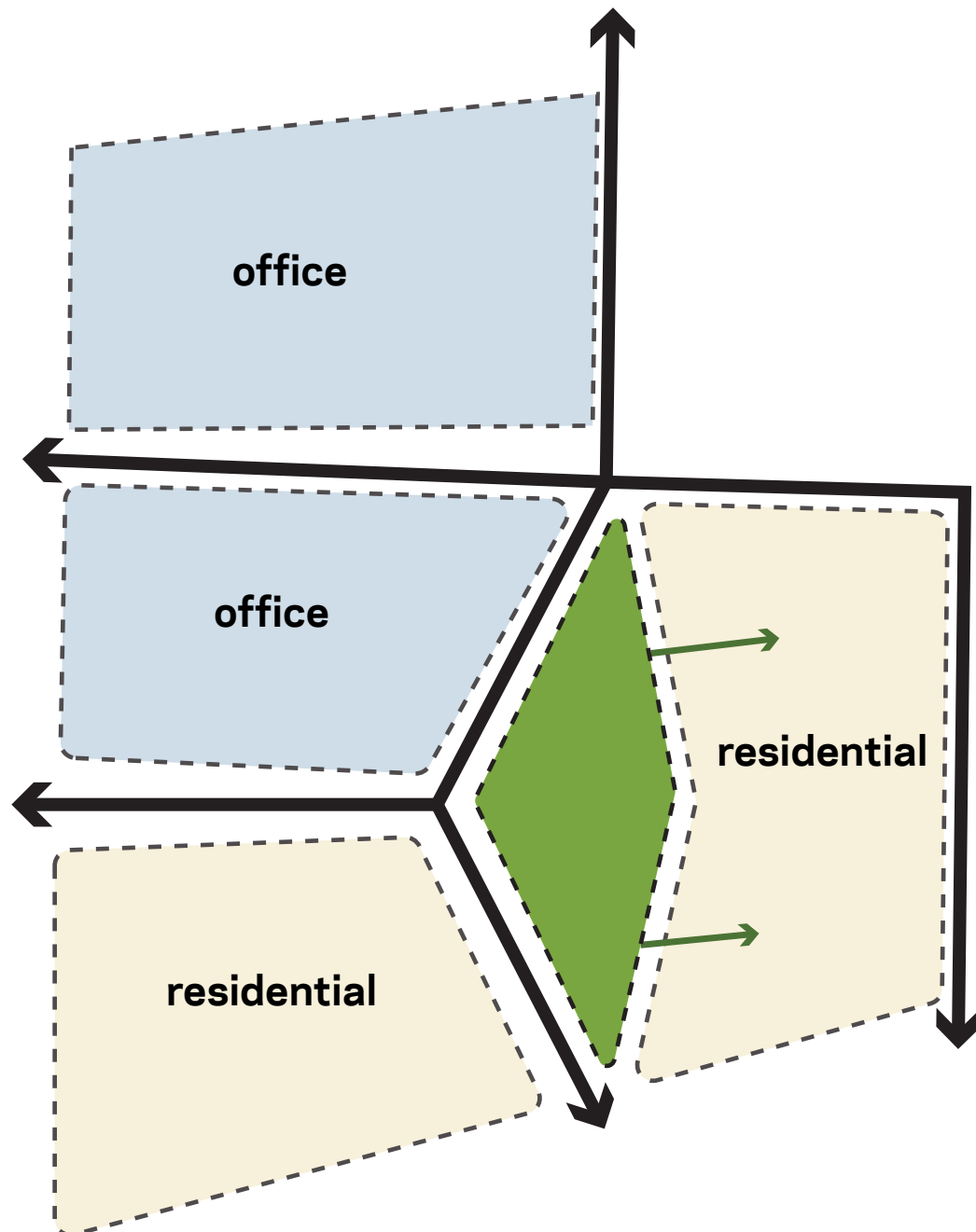
Rendering

40% residential / 60% office



Metrics - Preferred Option

60% residential / 40% office



Proposed Development Limits

Height Limit	240'
FAR	6
Total Allowable	5,228,064 sf

Program Distribution

Residential	2,860,000 sf
Office	1,970,000 sf
Total	4,830,000 sf

Open Space 164,000 sf

Approximate Program Yield

Residential Units	3,200 units
<small>Average 700sf Unit Size</small>	
Number of Jobs	5,900 jobs
<small>1 per 330sf</small>	

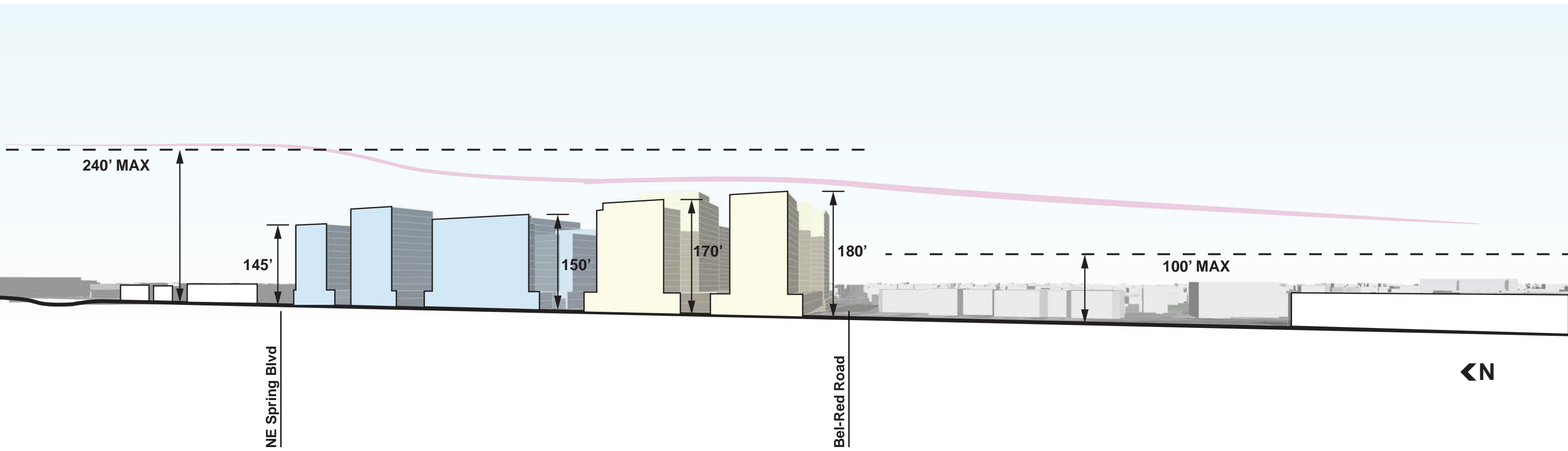
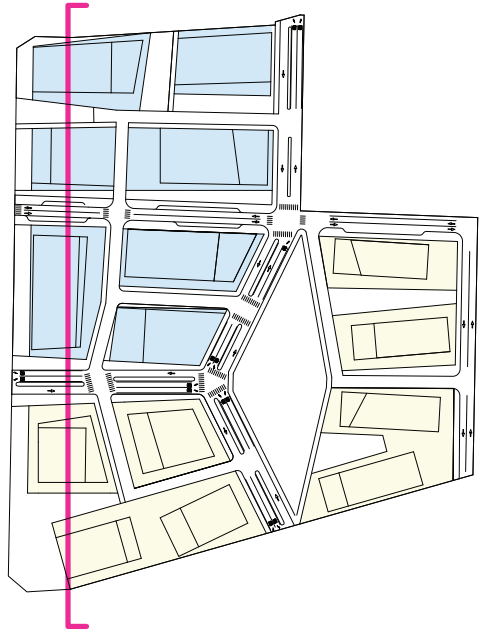
Option 60/40

60% residential / 40% office



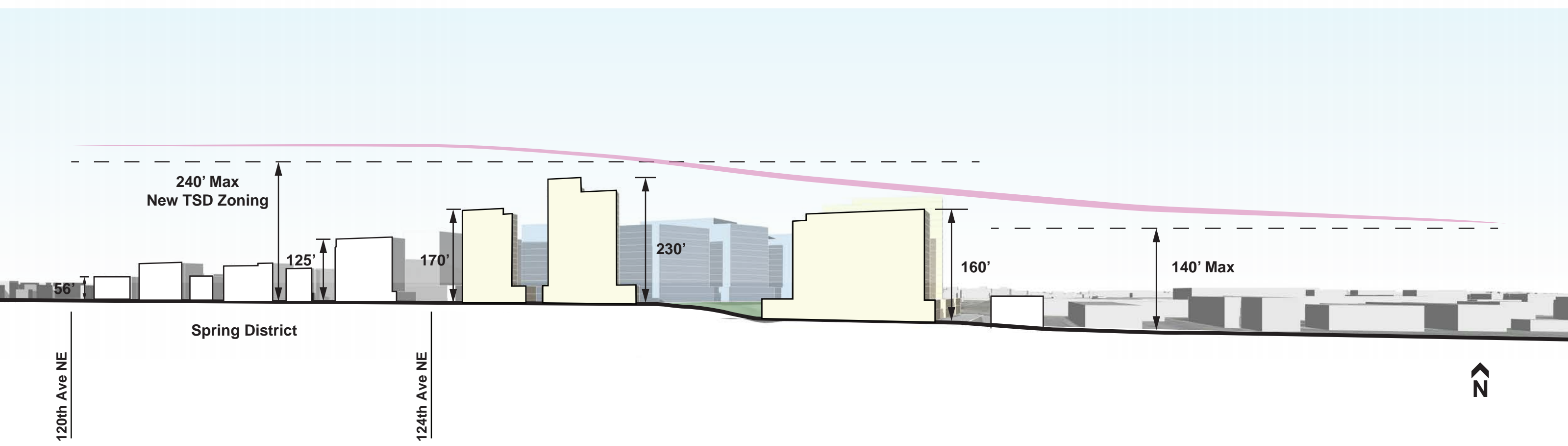
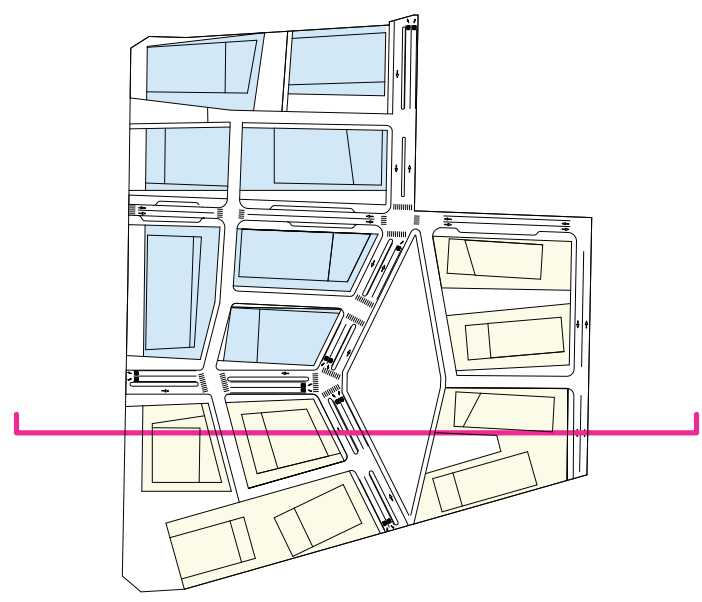
Section A

60% residential / 40% office



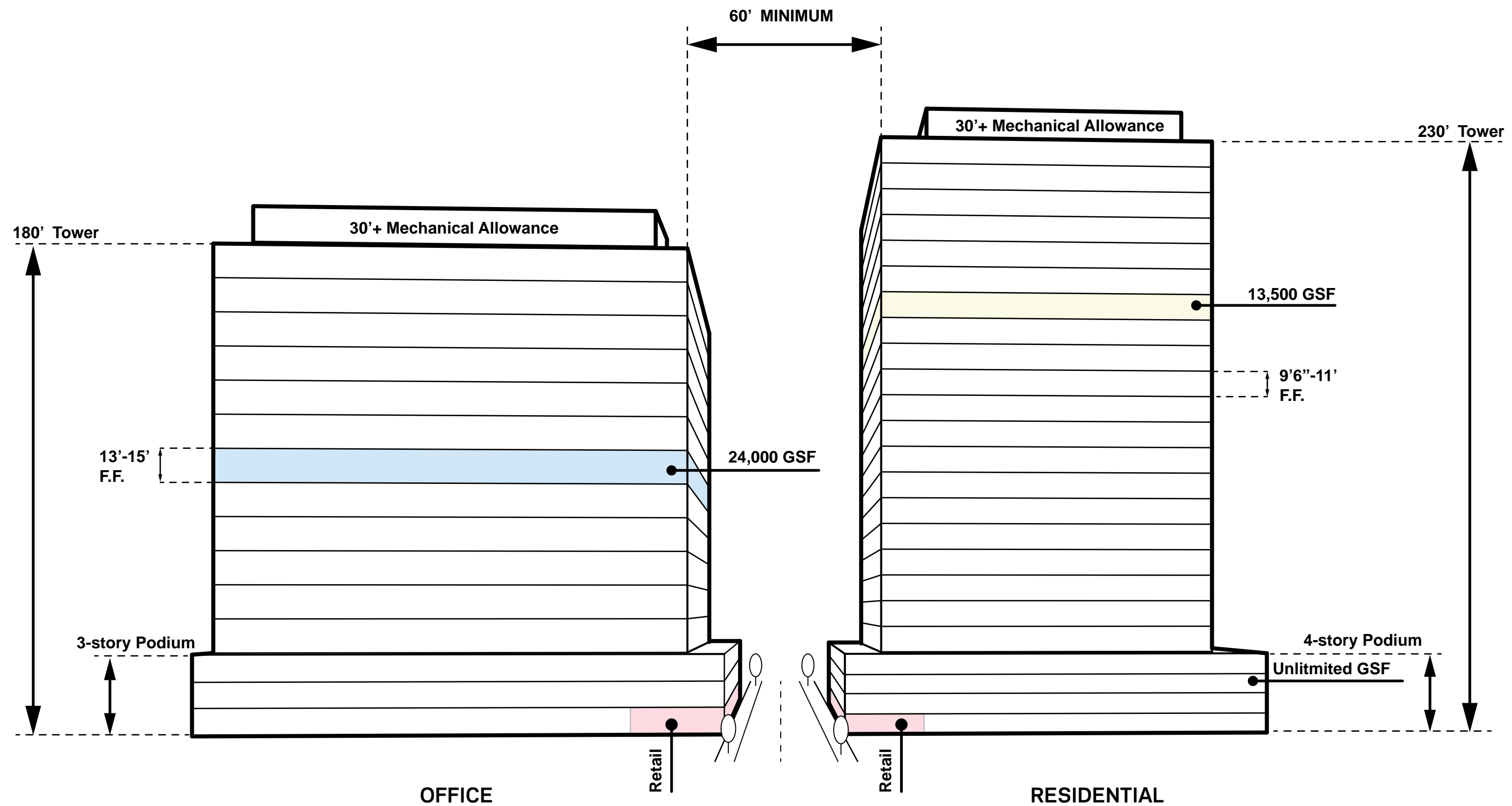
Section B

60% residential / 40% office



Zoning

60% residential / 40% office



Rendering

60% residential / 40% office



Rendering

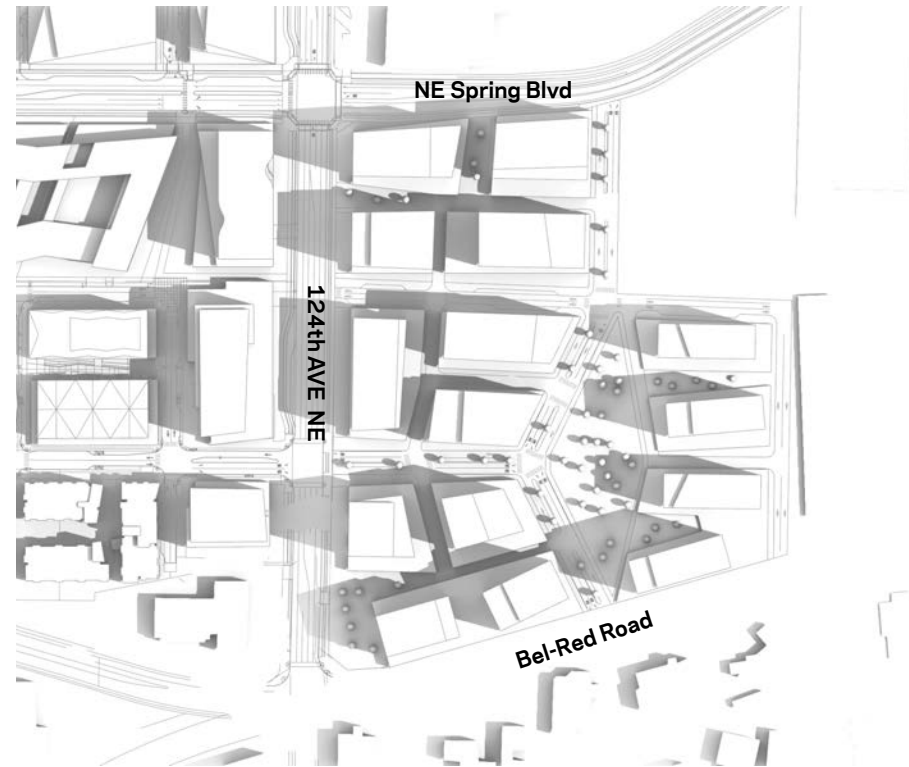
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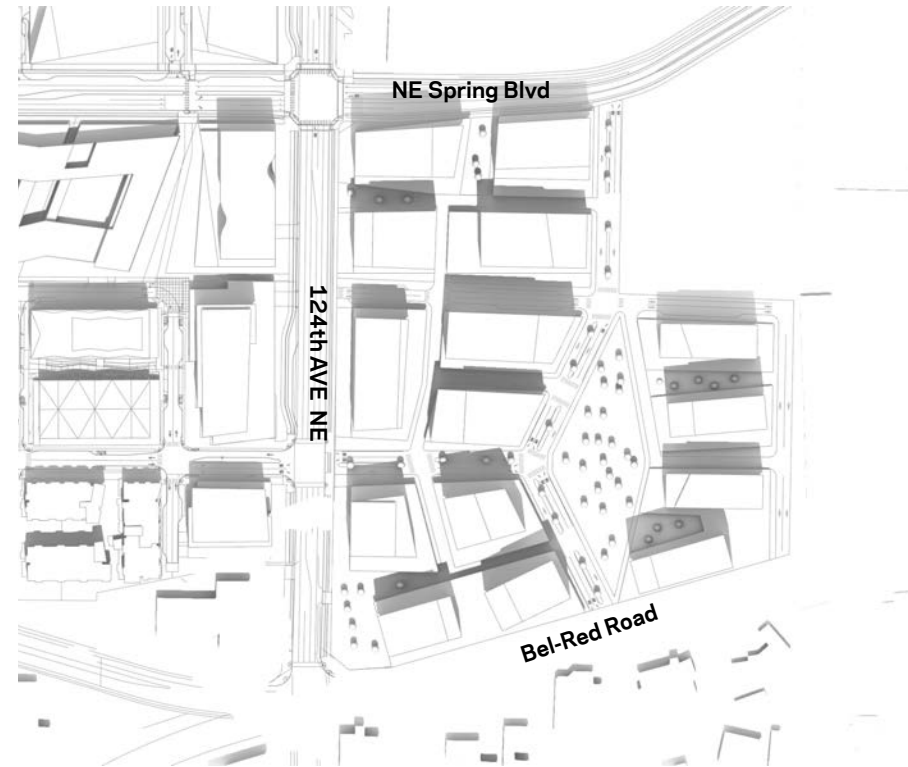
Solar Study

60% residential / 40% office

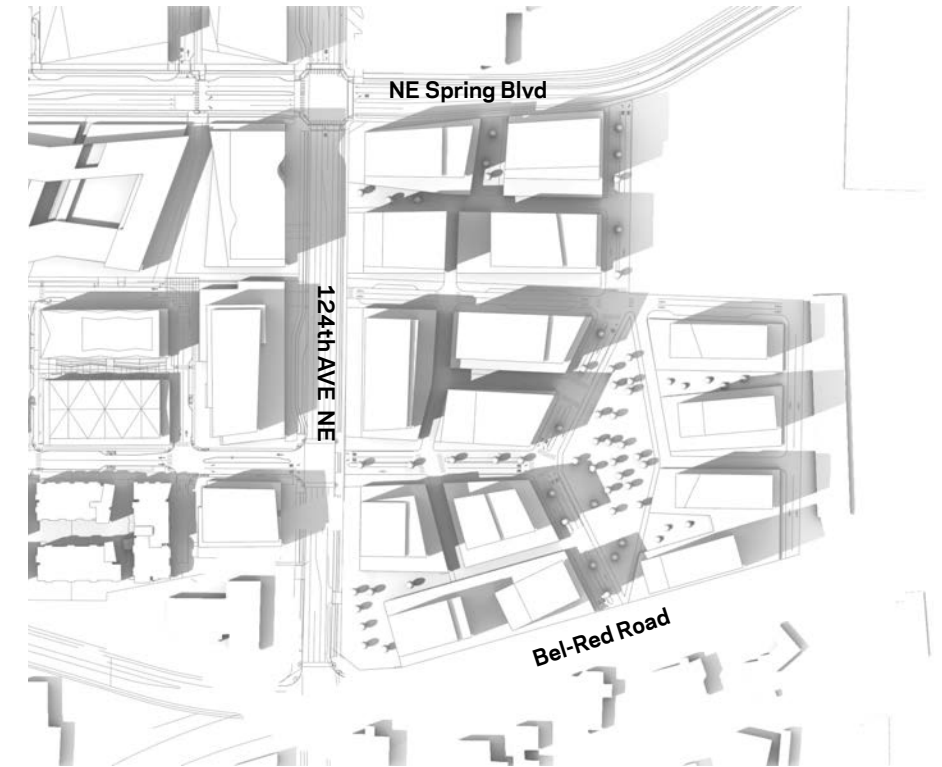
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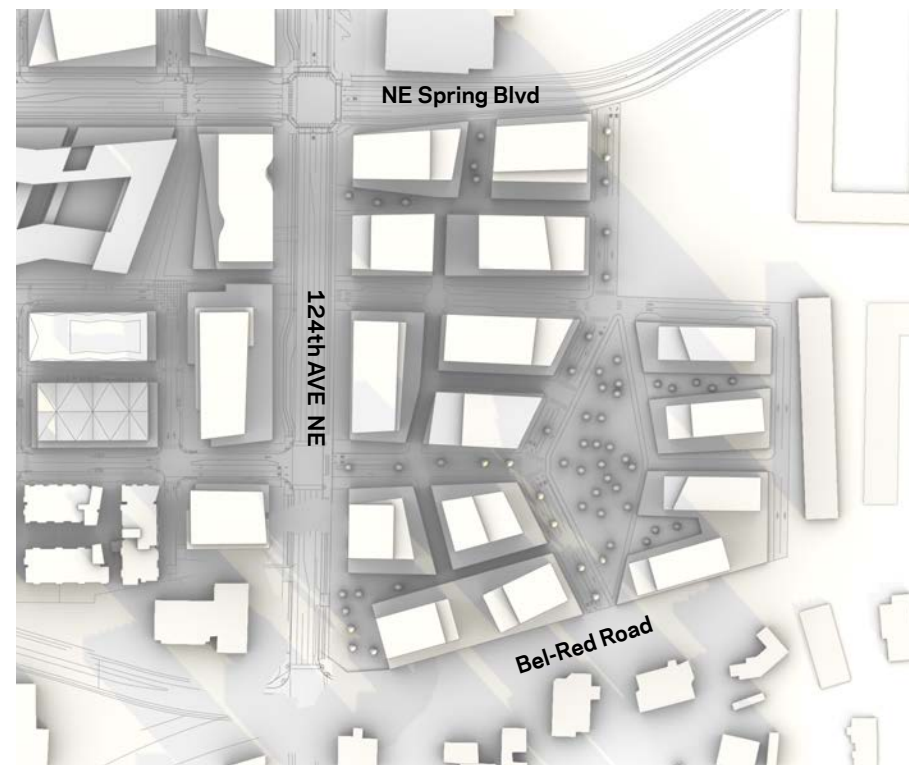
June 21 | 9am



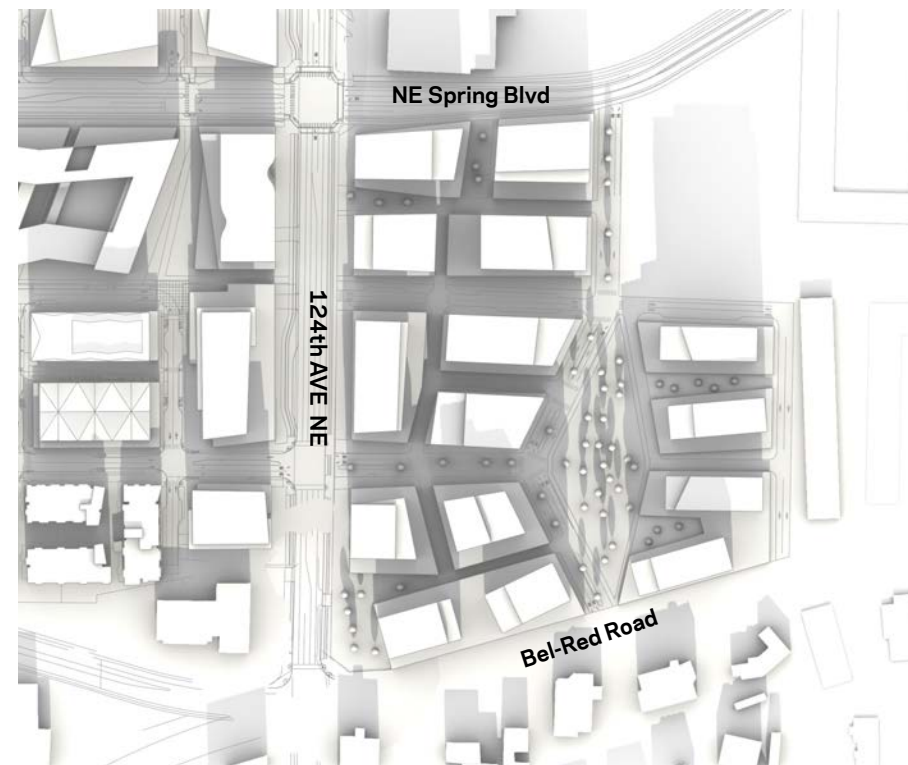
June 21 | 12pm



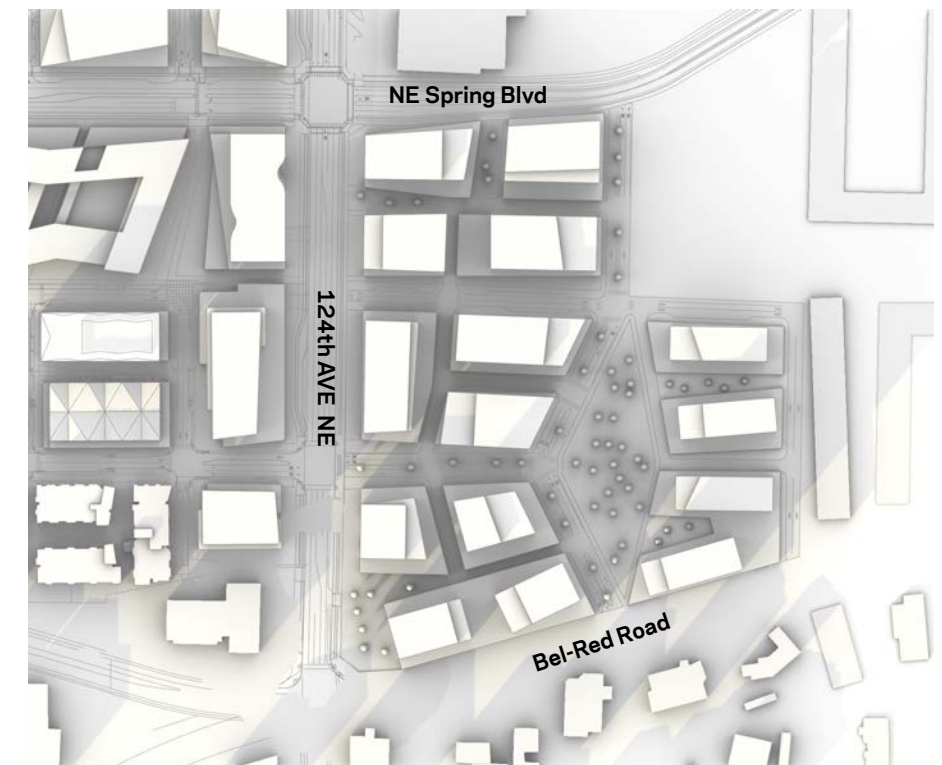
June 21 | 3pm



December 21 | 9am



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December 21 | 3pm

40% Residential / 60% Office



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60% Residential / 40% Office



Preferred

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