



January 29, 2016

Mr. Chris Salomone
 Director, Planning and Community Development
 City of Bellevue
 450 110th Avenue Northeast
 Bellevue, Washington 98009

Dear Mr. Salomone,

Kemper Development Company (KDC) asks the City to amend the Land Use Code to allow a pedestrian crossing over the public right-of-way on NE 6th Street between Bellevue Way and 105th Ave NE. The crossing would act as a gateway to the Pedestrian Corridor and would connect the 2nd levels of the Lincoln Square and Lincoln Square Expansion developments.

KDC first contacted the City about the pedestrian crossing in early 2014. From that time until the spring of 2015, KDC intended to open the pedestrian crossing in spring, 2017 in conjunction with the hotel proposed in the Lincoln Square Expansion. However, it became apparent that without a connection between the 2nd level retail uses in Lincoln Square Expansion and those in Lincoln Square, the new retail uses in the Expansion could face a very difficult first year. KDC concluded that the pedestrian crossing is essential to success of the Lincoln Square Expansion upper level retail, and that the crossing needs to open with the podium/retail uses in fall, 2016. This timing means that KDC must start construction on the pedestrian crossing portion by May, 2016.

KDC has worked closely with the City on the construction sequence to allow the retail levels to open in November, 2016 and to develop a design of the pedestrian crossing that will be iconic, will be part of the public realm and will activate and animate the west end of the NE 6th Street Pedestrian Corridor. Final design will incorporate the following elements:

- **Iconic design.** The pedestrian bridge will be iconic. . The bridge will open to the public realm on both sides above the 4-foot side walls. .
- **Improvements to the street level to activate and animate the west end of the Pedestrian Corridor.** In connection with the pedestrian crossing, KDC is redesigning the plaza on either side of NE 6th Street, creating an outdoor living room for pedestrians to enjoy. The design will draw the pedestrian across NE 6th Street, provide seating and potentially a venue for small concerts.

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- **Improves pedestrian mobility and connects upper level publicly-accessible spaces.** Pedestrians will be able to walk from the retail uses in the Lincoln Square expansion across the pedestrian bridge, to a new pathway in the Westin Hotel which connects to the stairs on the second floor retail in Lincoln Square. The new pathway will improve pedestrian mobility within Lincoln Square as it will by-pass the pre-function area in the Westin Hotel which is frequently closed for private events. Pedestrians will also be able to reach the escalators to the hotel lobby and then travel out to the street.
- **Connects to the NE 6th Street sidewalk.** The Lincoln Square expansion will include an elevator from the NE 6th Street sidewalk to the pedestrian bridge. The sole purpose of this elevator is to provide a connection between the pedestrian crossing and the sidewalk.

Thank you for the opportunity to work with you and the City of Bellevue on this important project.

Respectfully,



Jim Hill

Jim Hill
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