

McCULLOUGH HILL LEARY, PS

March 14, 2016

VIA EMAIL

Bradley Calvert, Community Dev. Program Mgr.
City of Bellevue
450 110th Avenue NE
Bellevue, WA 98009
Email: bcalvert@bellevuewa.gov

Re: Grand Connection/Wilburton Commercial Area Study Boundary

Dear Bradley:

We represent Eastridge Partners LLC, the owner of Eastridge Corporate Center (“ECC”) located at 11811 & 11911 NE 1st Street, Bellevue, WA 98005 (parcels 332505-9015 and 332505-9183 respectively). The family behind Eastridge Partners has owned property on the Eastside since the early 1900s and sees this property as one that the family can hold for the longer term. The properties total approximately 5 acres and contain approximately 87,000 square feet of office in two, three-story buildings. The property was developed in the 1980s with an FAR of approximately 0.5 and is zoned Office (“O”).

We are excited by the City’s Grand Connection & Wilburton Commercial Area process underway and request ECC be included within the Study Area Boundary. The current boundary terminates just west of ECC and includes other O-zoned properties. We believe ECC is a candidate for study because of its close proximity to future light rail stations and the opportunity to add moderate infill density or redevelopment opportunity.

- 1) **Proximity to Future Light Rail Stations:** ECC is located ½ mile or less to three future light rail stations. This type of access represents a unique opportunity to support the infrastructure with thoughtful transit oriented development:
 - East Main Station .41 miles
 - Wilburton Station .44 miles
 - Downtown Station .50 miles
- 2) **Moderate Infill Density:** While currently developed, we believe there are opportunities to add moderate infill density or create a redevelopment opportunity consistent with Bellevue’s future plans to allow more urban growth around transportation hubs. We support the City’s long-term vision and we want to partner with the City to grow in smart, strategic locations.

The Wilburton commercial area and its central location within the City represent a unique opportunity to help shape the future of Bellevue. We believe the ECC should be studied as part of this unique opportunity given its location. We also would like to participate in the April 2016 design charrette as well as the May 2016 ULI Panel, if warranted and possible. As always, please contact me with any questions you may have regarding this letter or property. We look forward to hearing from you.

Best Regards,



Jessie Clawson