

HANSEN REAL ESTATE, LLC

March 23, 2016

Sent via email

Bradley Calvert, Community Dev. Program Mgr.

City of Bellevue

450 110th Avenue NE

Bellevue, WA 98009

Email: bcalvert@bellevuewa.gov

Re: Lexus of Bellevue Property/Wilburton Commercial Area Study Boundary

Dear Bradley,

I represent OB Bellevue Properties, LLC, the owner of Lexus of Bellevue ("LOB") located at 101 116th Ave SE, Bellevue, WA 98004 (parcel #3225059160). The building consists of 115,428 net square feet and is currently used as an auto showroom with service center. The land size is 7.10 acres. Mr. O'Brien developed the property in 2006 and is zoned Office Limited Business ("OLB").

We are excited about the positive changes with the City's Grand Connection and Wilburton Commercial Planning Area. We are requesting that the LOB parcel be include within the study boundary area.

The close proximity to future light rail stations, I-405 and the Bellevue downtown core present an excellent future potential for redevelopment. The LOB property is located immediately east of I-405. This close proximity allows for excellent access to the site from the SE 8th, NE 4th & NE 8th exits. The potential redevelopment of the LOB parcel would be consistent with the City of Bellevue's plans to add urban growth around transportation hubs.

LOB is located ½ mile for less to two future light rail stations. The LOB site is located only .15 miles from the East Main Station and .48 miles to the Downtown Station. The Wilburton Station will be .58 miles from the LOB site. We believe that LOB land, with proximity and access to these transportation hubs, would fit extremely well with the City's intent to add urban growth.

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We look forward to furthering this discussion with the City of Bellevue and continuing to be a partner with the City of Bellevue. We believe the LOB property should be studied and included in the City's growth plans. We would like to participate in the April 2016 design meetings.

Please feel free to contact me with any questions. We look forward to discussing this exciting opportunity.

Sincerely,



Eric Hansen

CC: O'BRIEN AUTO GROUP

