

Who we are

The property is owned by a local Bellevue-based business owner who lives and works in the community.

What we're proposing and why

Several years ago, the City of Bellevue designated NE 8th Street as a key transit corridor as a means to focus density around transit and protect single-family neighborhoods from encroachment. Our property was zoned by the City for multifamily use in 1993, but was changed to office use (likely by a prior owner) in 1995. The result was an isolated “donut” hole of office-designated land surrounded by established multifamily residential areas and disconnected from other major businesses and commercial districts.

As such, we are currently in discussions with the City to change the zoning on the property so it is consistent with surrounding multifamily uses and the City's implementation of NE 8th Street a transit-oriented and residential focus.

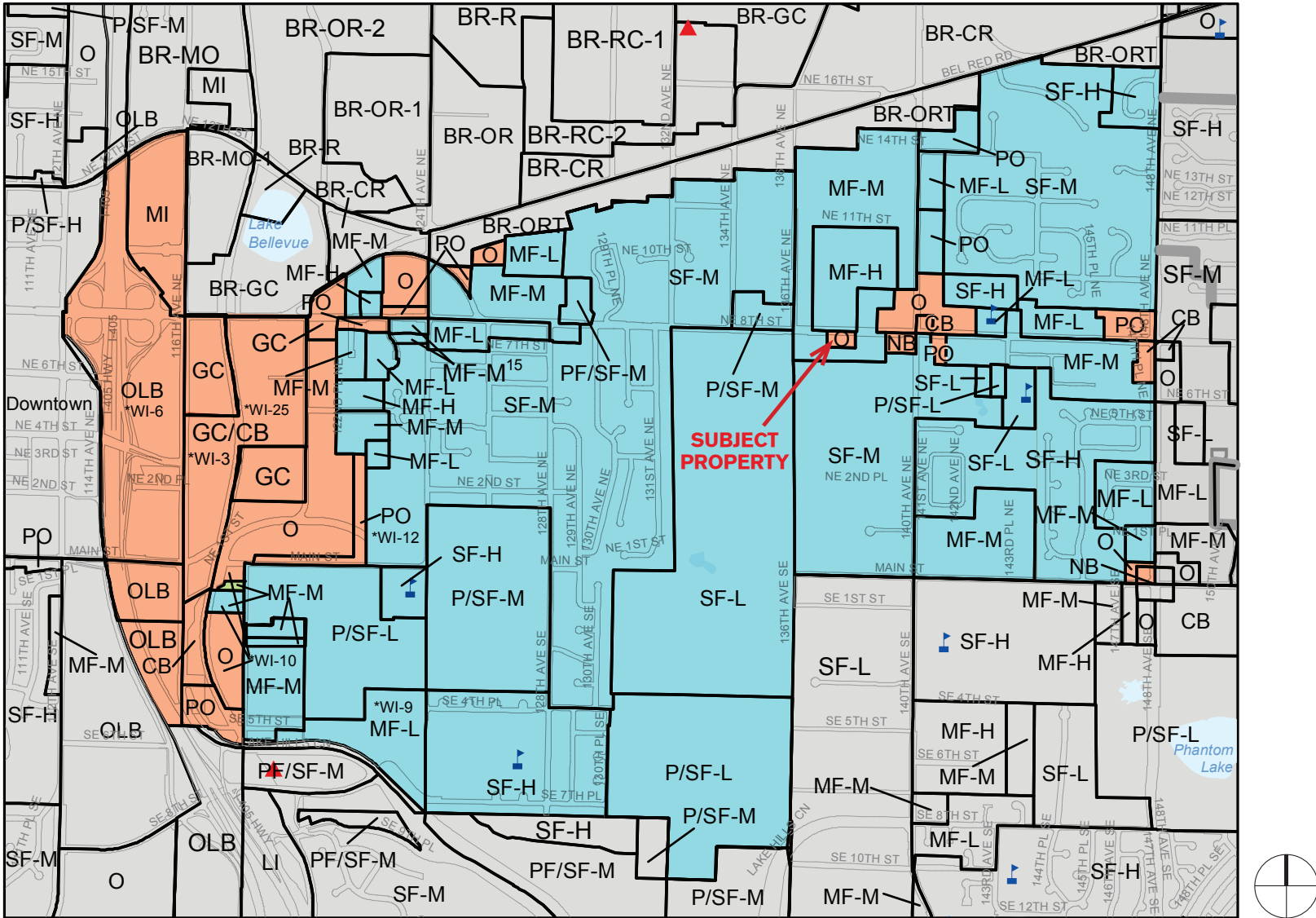
What will change and when

This rezone process will take many months and starts with a Comprehensive Plan Amendment through the City, which will soon be underway.

The goal for this process is to better align the properties' zoning with the surrounding neighborhood. There are no current plans to redevelop the properties, change the tenancy of the buildings or re-negotiate current leases. Also, the proposed change in the Comprehensive Plan and zoning designation, if approved by the City, does not require any change in tenancy.









Comprehensive Plan Land Use Map



MAP KEY

- Non-Residential
- Residential

- | | | | |
|-----|--------------------|--------|--------------------------|
| SF | Single Family | PO | Professional Office |
| MF | Multi Family | O | Office |
| -L | Low Density | OLB | Office, Limited Business |
| -M | Medium Density | OLB-OS | Office, Open Space |
| -H | High Density | NB | Neighborhood Business |
| -UR | Urban Residential | CB | Community Business |
| GC | General Commercial | | |
| LI | Light Industrial | | |
| PF | Public Facility | | |
| P | Park | | |

-  ¹⁵R-15 density limit
 Fire Stations
 Public Schools
 Planning Districts
 Bellevue City Limits (2008)
 Lakes

Consistency with Surrounding Zoning

