

March 19, 2018

City of Bellevue
Planning and Community Development Department
Attn: Bradley Calvert
450 110th Avenue NE
Bellevue, WA 98004

Dear Mr. Calvert:

On behalf of the Bellevue Downtown Association (BDA), we are writing to encourage the City to continue its review of Alternative 1 and Alternative 2 of the Draft Environmental Impact Statement (DEIS) as the preferred options for the Wilburton Commercial Area. The No Action Alternative is not consistent with the City's vision for guiding future growth and goals for economic development.

Wilburton is positioned to attract significant future development. Aside from its proximity to Downtown Bellevue and I-405, the study area will be served by light rail, the Eastside Rail Corridor, the extension of NE 6th Street, and a future "Grand Connection" ped/bike crossing of I-405. This multi-modal network will support increased density. The mixed-use profile envisioned for the area aligns with policies to support the city's growth as a metropolitan center, expand access to housing, enhance the economy with a vibrant job sector and deliver new amenities that will enhance Bellevue's overall quality of life. The adjacent subareas of Downtown (a designated regional growth center) and Bel-Red have the potential to support each area's strengths, effectively as one major growth corridor for the city.

After reviewing the Wilburton DEIS, the BDA forwards the following thematic comments on behalf of its members:

- **Serve as a complement to Downtown Bellevue, not a direct extension.** Strive for mutual benefit through distinctive, new attractions and amenities.
- **Ensure traffic mitigation strategies.** Infrastructure improvements identified in the DEIS to mitigate impacts to areas such as Downtown and Bel-Red must be in place to make either Alternate 1 or Alternate 2 feasible.
- **Allow flexibility for uses, heights and density.** Provide developers the means to pursue market-feasible projects with excellent design and form appropriate for the parcel sizes.
- **Conduct a comprehensive transportation and parking study as part the rezoning process.** Support growth in this area and successful connections with Downtown by thoroughly analyzing and reporting the transportation and congestion impacts, parking needs, and how the Wilburton area will impact mobility and parking in Downtown. Develop workable congestion and parking solutions, and calibrate suitable parking ratios.
- **Determine the dependency of the Wilburton rezone on the Grand Connection.** Review the impacts to Wilburton if the Grand Connection is significantly delayed.

The BDA is committed to actively tracking and contributing to the Wilburton land use discussion. Thank you for your work and the opportunity to comment on the DEIS. We look forward to further engagement through the final EIS and Land Use Code development.

Sincerely,



Brian Brand
BDA Land Use & Livability Committee, Co-Chair



Warren Koons
BDA Land Use & Livability Committee, Co-Chair



Patrick Bannon
BDA President