



September 12, 2017

Bellevue City Council  
Bellevue City Hall  
450 110<sup>th</sup> Ave NE  
Bellevue, WA 98004

**RE: BDA Recommendation for 20-Foot Tower Setback Minimum**

Dear Mayor Stokes and Councilmembers:

On behalf of the Bellevue Downtown Association, I'm writing to restate our recommendation and respectfully ask the City Council to maintain the 20-foot interior property line setback minimum for all towers, residential and non-residential. Increasing the setback requirement jeopardizes future residential development on parcels of all sizes.

We understand the concerns shared about tower proximity, as well as the rationale for aligning with the new spacing provision of 60 feet within the same project limit. However, the Planning Commission, after requesting and receiving extensive community feedback, considered the impacts of an increase and decisively maintained the 20-foot minimum. This decision hinged in part on the following risks, backed by testimony and site plan examples from stakeholders.

- Increasing the setback further constrains a site's developable area and the options for tower placement, regardless of site configuration and design features to minimize impacts.
- An increase will place a new limitation on the delivery of housing units.
- Impacts from the increase could result in a downzone condition for residential sites.

Tower spacing with respect to internal property lines and adjacent owners is a major factor for any project. It was a key consideration for our members, the CAC, Planning Commission and now as part of your deeper review. In the context of improving livability with future development, the design guidelines can address the building relationships between adjacent properties (see 20.25A.150), while maintaining the 20-foot minimum as recommended by the Planning Commission.

Thank you again for considering this recommendation. We appreciate your diligent review and strong focus on advancing the Downtown Livability Initiative.

Sincerely,

A handwritten signature in black ink, appearing to read "Patrick Bannon". The signature is fluid and cursive, with a large initial "P" and "B".

Patrick Bannon, BDA President