



<https://LochlevenWA.org>

SUBMITTED VIA EMAIL

February 16, 2022

Bellevue City Council
City of Bellevue Planning Commission
City of Bellevue Planning Department
City Council
450 110th Avenue NE
Bellevue, WA 98004

Re: CPA 115 100th Avenue / File #: 21-120635-AC

The Lochleven Community Association (LCA) has completed the attached analysis of all public comments submitted pertaining to this privately initiated CPA. This analysis has reviewed over 100 pages of comments including 44 submissions. This study was initiated in response to questions raised by Council members at the February 14, 2022 City Council meeting.^{1, 2, 3}

The objective of this analysis is three-fold: 1) provide the Planning Commission, Council, staff and interested parties a quantitative understanding of the community's concerns, 2) to address questions raised by City Council Members on February 14, 2022, and 3) to clarify statements made by planning staff on February 14, 2022 and December 8, 2021.⁴

It is our goal to provide ongoing updates to assist the City Council, Planning Commission and staff in understanding the community's concerns and impact of this CPA to Lochleven and the City at-large.⁵

Sincerely,

A handwritten signature in black ink that reads "Craig Spiegle".

Craig Spiegle
On Behalf of the Lochleven Community Association

¹ Includes both written and oral comments submitted to planning staff, the Planning Commission and/or City Council.

² <https://bellevuewa.gov/city-government/departments/community-development/planning-initiatives/comprehensive-plan/comprehensive-plan-amendments>

³ Comments missing from the summary posted by the city have been forwarded to the city for updating.

⁴ On December 8, 2021, the city staff made a statement to the Planning Commission that a near equal number of comments have been received supporting and objecting to this CPA. City staff has since clarified they have had not received any written comments supporting the CPA and that the statement made before the Planning Commission meeting was inaccurate. On Feb 14th staff stated the majority or substantial number of the comments received were in opposition to the CPA. Staff has since confirmed that 100% of all comments received to-date are in opposition.

⁵ Updates to this study will be posted at <https://www.lochlevenwa.org/chimney-rezone>

Analysis of Public Comments Received Pertaining to CPA for 115 100th Avenue

Comments received on or before 2/16/22 – Analysis Completed 2/16/22

100% of All Comments Submitted Voice Opposition to the CPA

- 70% - Impact of added traffic to the neighborhood.
- 66% - Object to adding retail / commercial businesses into the Lochleven neighborhood
- 65% - Feel the added transit traffic will reduce pedestrian safety in the Lochleven neighborhood.
- 64% - Negatively impact to the character and sense of community within Lochleven.
- 64% - Object to the increased height and impact to the neighborhood character and nearby properties
- 64% - Highlight traffic impact to the neighborhood including Bellevue Boys and Girls Club who share a driveway and increased traffic on NE 1st and 99th Ave NE.
- 61% - Negative impact to the quality of life within Lochleven.
- 59% - Increase non-residential parking within RPZ-9 and City Parks.
- 55% - Cite how the CPA conflicts with the current NW Bellevue Comprehensive Plan.
- 48% - Object to the potential loss of housing stock near downtown
- 43% - Noise and environmental impact including loss of tree canopy.
- 25% - Question the legal standing of the applicant since they did not complete the purchase of the property until December 13th, 90 days after they submitted the CPA.
- 9% - Feel there is an appearance of a conflict of interest and/or the appearance of preferential treatment being afforded to a past Planning Commission member who represents the property owner.