

**SUBMITTED VIA EMAIL**



February 23, 2022

To: COB Planning Commission  
cc: City Council, Bellevue Planning Dept  
450 110th Avenue NE  
Bellevue, WA 98004

Re: CPA 115 100th Avenue / File #: 21-120635-AC  
Oral Comments to Planning Commission Meeting – Study Session 22-219

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Planning Commission Members and Council Member Robertson,

My name is Craig Spiegle and I am speaking on behalf of the Lochleven Community Association in regard to our opposition to the privately-initiated CPA that is the subject of tonight's study session.

First and foremost, we would like to share our appreciation of Kate Nesse and the planning staff. They have been diligent in their geographic scoping analysis which is being presented this evening. We support the planning department's recommendation to NOT expand the geographic scope of this CPA. Combined with feedback from over 50 public comments, additional scoping of this CPA is not appropriate and would have a determinantal impact to the neighborhood. LCA encourages you to accept the planning department's recommendation.

While the threshold review of the CPA is currently not until scheduled March 23, we wish to reinforce our comments submitted on February 16th. As outlined in LUC 20.30I.14, a CPA must meet the Threshold Review Decision Criteria including addressing significantly changed conditions since the NW Bellevue Comprehensive Plan was last amended, which on this case was December 13, 2021. It is important to note the applicant was advised by planning staff of this requirement on September 8, 2021 prior to applying for the CPA, more than 90 days prior to their purchase of the property on December 16, 2021. As noted by Council Member Robertson on February 14, 2022, the burden of proof for meeting this requirement is extremely high since there have been no material changed conditions.

While the legal standing of the CPA applicant remains unresolved, approval of this CPA will set a dangerous precedent for the City, dismissing the impact to the community and placing the financial interests of a developer, above those of the community.

In summary we encourage you to accept the planning department's recommendation and consider the community opposition to this CPA. For the record I have attached the updated analysis reflecting written public comments submitted to-date. Thank you for taking the time to listen to our concerns.

Thank you

Craig Spiegle, On Behalf of the Board of the Lochleven Community Association

**Analysis of 51 Public Comments  
Pertaining to CPA for 115 100th Avenue**

Updated 2/23/22

**100% of All Comments Voice Opposition to the CPA**

- 61% - 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.
- 59% - Object to adding retail / commercial businesses into the Lochleven neighborhood
- 59% - Negative impact to the character and sense of community within Lochleven.
- 57% - Object to the increased height and impact to the neighborhood character and nearby properties
- 55% - Feel the added transit traffic will reduce pedestrian safety in the Lochleven neighborhood.
- 51% - Conflict with residential parking within RPZ-9 and City Parks.
- 49% - Cite how the CPA conflicts with the current NW Bellevue Comprehensive Plan.
- 41% - Object to the potential loss of housing stock near downtown
- 37% - Noise and environmental impact including loss of tree canopy and shadow impact.
- 22% - Question the legal standing of the applicant