



**SUBMITTED VIA EMAIL**

February 16, 2022

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

Project Name: 115 100th Avenue ("Property") File# 21-120635-AC  
Applicant: Ben Wei, WYMOND Investment LLC ("Applicant")

Dear members of the Bellevue City Council and Planning Commission,

On behalf of the Lochleven Community Association, (LCA), we write to express our continuing objection to the privately initiated Comprehensive Plan Amendment ("CPA") that is under consideration for the above-referenced Property.

The purpose of this communication is to highlight why this CPA is an inappropriate way to consider the rezoning of several residential zoned properties to mixed use and provide information to support the past and continuing effectiveness of the current R-30 zoning in our neighborhood.

This CPA is not the appropriate way to consider rezoning this parcel because it does not meet the criteria set forth in City of Bellevue documents governing the CPA process. For example, this CPA does not meet Threshold Review Decision Criteria E as specified in LUC 20.30I.140 and the COB Comprehensive Plan Amendment and Procedures Guide.

Criteria E provides:

The proposed amendment addresses significantly changed conditions since the last time the pertinent Comprehensive Plan map or text was amended. See LUC 20.50.046 for the definition of "significantly changed conditions" [.]<sup>1</sup>

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<sup>1</sup> [https://bellevuewa.gov/sites/default/files/media/pdf\\_document/sd\\_53.pdf](https://bellevuewa.gov/sites/default/files/media/pdf_document/sd_53.pdf)

LUC 20.050.046 states as the definition of “significantly changed conditions”:

Demonstrating evidence of change such as unanticipated consequences of an adopted policy or changed conditions on the subject property or its surrounding area, or changes related to the pertinent Plan map or text; where such change has implications of a magnitude that need to be addressed for the Comprehensive Plan to function as an integrated whole.

City Council approved a new Comprehensive Plan for NW Bellevue on December 13, 2021, **just over 60-days ago**. In this brief period, no unanticipated conditions or consequences have changed for this property or its surrounding area. Moreover, the change sought by the CPA is not needed to allow the Comprehensive Plan to function as an integrated whole.

As the Planning Commission is now considering the Geographic Scoping component of the CPA process, we would like to point out that the current R-30 zoning is working effectively in Lochleven and is not an impediment to the development of this parcel. In fact, the following projects were developed here in recent times under current R-30 zoning:

1. 199 100<sup>th</sup> Ave NE, Park Central 6-unit apartment homes, (2019) (adjacent to the property);
2. 371 100<sup>th</sup> Ave NE, Park West Condo, 5-unit condominium, (2008); and
3. 511 100<sup>th</sup> Ave NE, Continental Condominiums, 39-unit condo conversion, (2009).

Contrary to the application, these three projects demonstrate that the subject parcel and parcels in the surrounding area can be successfully developed under the current R-30 zoning.

Allowing a spot rezone for this subject parcel to mixed use including retail and commercial uses will potentially reduce local housing stock by allowing non-residential uses in the rezoned property. This could create a domino effect, changing over time other parcels in the area to include commercial uses and reducing the buffer between our residential neighborhood and the commercial areas of Downtown Bellevue.

Thank you for considering this and our other communications regarding this CPA.

Sincerely,

Mike Hatmaker, On Behalf of the Board of the Lochleven Community Association

Craig Spiezle, President  
Joyce Doland, Treasurer

Mike Hatmaker, Vice President  
Paresh Rajwat, Director

Mark D. Walters, Secretary