



Oral Comments to Bellevue Council City on Monday December 13

Re: ORD 6635

Ordinance adopting the Northwest Bellevue Neighborhood Area Plan Comprehensive Plan Amendment (21-100174-AC) pursuant to the Growth Management Act, Chapter 36.70A RCW, and Chapter 35A.63 RCW; providing for severability; and establishing an effective date.

Mayor Robinson, Deputy Mayor Nieuwenhuis and members of City Council, my name is Craig Spiezle and I am speaking tonight on behalf of the Lochleven Community Association, also known as LCA.

LCA supports the updated draft NW Bellevue Neighborhood Plan and would like to extend our appreciation for the hard work of all involved and demonstrates that city staff, the Planning Commission and City Council listens. We believe the current draft reflects a balanced and measured approach to preserving the sense of community and neighborhood character and further defining the boundaries from downtown Bellevue, while increasing an emphasis on neighborhood safety and ability for residents to age in place. It is important to note that one size does not fit all, and all parties needs to be aware of this as the City looks to draft other neighborhood plans. We encourage you to vote in support of this draft before you.

As outlined in our previous comments, we believe there is a path forward to embrace and implement a mix of housing typographies including affordable housing alternatives as outlined in Policy S-NW-24. LCA would welcome participation in an advisory role towards evaluating considerations and establishing “guardrails” to support this objective, while protecting the character of our neighborhoods.

Looking ahead it is important we remain steadfast to the principles and policies within this plan and not permit private parties and developers to compromise the integrity of this work.

As I speak before you the City is now faced with a proposed amendment to the NW Bellevue Comprehensive Plan. For the record, LCA has challenged the applicant's legal standing and have asked the City Attorney to disqualify this application. The applicant did not own the property on September 8th when first engaging the City and as of today they still do not own it.

If approved this amendment would change a property from Multi-Family High (MF-H) to Neighborhood Mixed Use (NMU) which will allow retail and commercial use increasing the height from 30-45 feet. Additionally, it would be subject to a threshold review which could expand this to other similar properties within Lochleven. Our analysis is this proposal would conflict with over 40% of the principles in the plan and in effect invalidate the plan you being asked to approve tonight.

We are requesting the Council to stand your ground and your previous commitment of "doing no harm" as it applies to our neighborhoods and put the brakes on such efforts which threaten to undermine the very fabric of our neighborhood.

Thank you in advance for your support and your hard work on the NW Bellevue Neighborhood Plan. Standing our ground and continued support of "doing no harm" principle will pay dividends for future generations.

Thank you.

A handwritten signature in cursive script that reads "Craig Spizle".

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

Joyce Doland
Treasurer

Mike Hatmaker
Vice President

Steve McConnell
Director

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cc: Bellevue City Council
City Planning Commission
Matt McFarland, Assistant City Attorney
Kate Nesse, City Planning Department