



<https://LochlevenWA.org>

Member Meeting

February 8, 2022

Meeting is being recorded

*Please announce yourself so we can track attendance
Non-members please provide your name and email address*



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Agenda

- Roll Call
- Lochleven Updates
 - Free Trees
 - COB Meeting
 - Neighborhood Walk
 - Signage
 - Status of City/Puget Power Properties
- Re-Zone Application
 - Updates
 - Geographic Scope / Threshold Review – Next Critical Step
 - We need Your Outreach To The City– They need to hear from you!
- Community Block Party (s)
- New Business

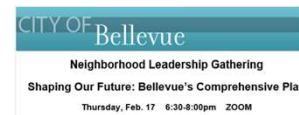


Free Trees For Bellevue

- City of Bellevue is giving away 100's of trees, 14 native species
- Each property owner can get up to 3 trees
- <https://300trees.org/>



COB - Shaping Our Future



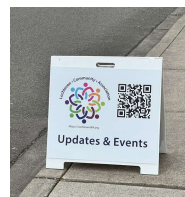
- Thursday Feb 17 – 6:30 – 8 PM via zoom
- Meeting to review Bellevue's Comprehensive Plan and vision for the future.
- Through the planning process the community works with city staff to explore the questions: "Who are we today?", "Where do we want to be in the future?", and "How will we get there?"
- Join Emil King, Community Development Planning Director, Thara Johnson, Comprehensive Planning Manager.
- Time for Q & A as well as opportunities to share your vision for Bellevue's future.
- Register <https://neighborhood-leadership-gathering-comp-plan.eventbrite.com>



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Signage - Outreach & Awareness

- Thank you
 - Donations from Gretchen & Dan Dill / Mike & Bonnier Eggenberger
 - Repurposed realtor signs – Robin Root James
 - Logo development & graphic design – Liz Spiezle
- 6 signs, pending donations, more are are planned



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Neighborhood Talk & Walk February 19, 10 AM

- Get to know your neighbors and your neighborhood
- Meet at 9621 NE 1st Street, rain or shine
- Hosted by Robin Root James RSVP robinr@johnlscott.com
Coffee & donuts provided!
- Vaccination and masks encouraged

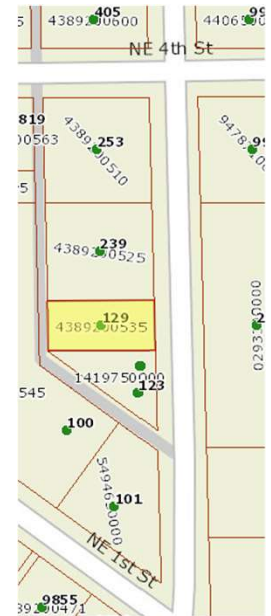




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Puget Energy Sub Station

- Owned since 1991
- Demolished, divesting in rental properties
- Currently no use, may place on market, zoned R20
- Will maintain and “landscape”



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Bellevue Pump Station

- 508 99th Ave NE
- Been vacant for 10 years, deemed “surplus property”
- Unknown next steps
- “Permission” for LCA community events



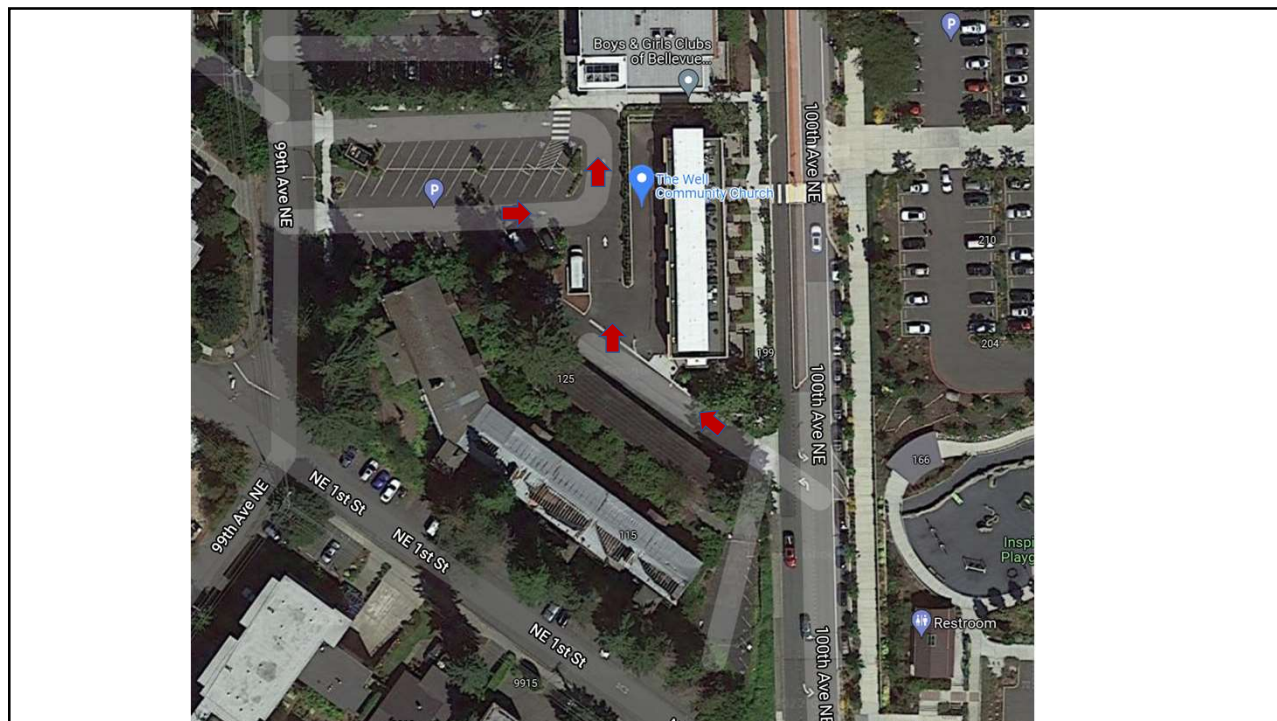


Chimney Rezone

- Where We Are Today
- City process for reviewing privately initiated CPAs
- LCA Rebuttal
- How You Can Help – Email & sign up to speak at meetings

<https://www.lochlevenwa.org/chimney-rezone>

<https://gismaps.kingcounty.gov/parcelviewer2/?xmin=-13605279.977119328&ymin=6041816.307093197&xmax=-13602817.2716142&ymax=6043259.056002117&>





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Risk To Properties on 1st, NE 100th & 99th

Geographic Scope

- Planning Commission must consider expanding the geographic scope of proposed map amendments
- The scope may be expanded under certain conditions.
 - Nearby
 - Similarly situated
 - Share characteristics of the proposed site
 - Minimum necessary to include such sites
- Determination made by Planning Commission before the threshold review



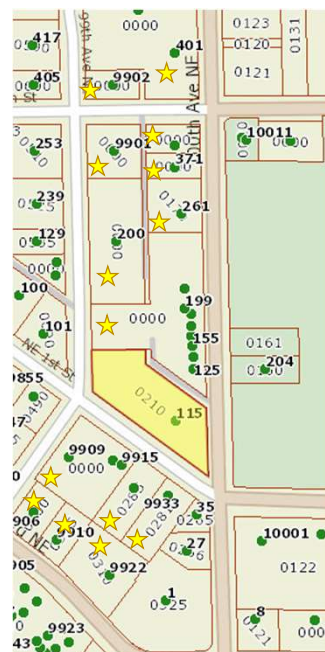
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R30's In Lochleven

- ~16 R30 properties in Lochleven
 - Located primarily between 100th and 99th Aves NE between Lake Wash Blvd & south of Goddard Park
- La Residence Suite Hotel is zoned R30
 - Grandfathered and could not be rebuilt
- Majority are over 50 years old
- Scope may include 3 parcels on NE 1st and possibly the vacant lot north of the BBGC
 - 9909, 9915 & 9933 NE 1st
 - 261 100th Ave NE





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Geographic Scope Strategy

- Draft Positions
 1. R30 properties that have been successfully developed, validating changes are not necessary for successful development
 - 199 100th Ave NE, Park Central, 6 apartment town homes, (2019)
 - 371 100th Ave NE, Park West Condo, 5 unit condo building (2008)
 - 511 100th Ave NE, Continental Condominiums, 39 unit condo conversion (2009)
 2. Expanding to other R30 properties on NE 1st will –
 - Significantly alter the character of the neighborhood and “sense of community”
 - Increase traffic cut-through in the neighborhood
 - Impinge on existing RPZ parking
 - Introduce pedestrian safety issues due to the lack continuous of sidewalks to Meydenbauer Park and Lake Washington Blvd.
 3. Other Suggestions?



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Engagement Strategy

- Engage members to email and make oral comments to 3 key audiences
- Timed for key dates in the CPA process – 1 week in advance of 2/23, 3/12, 4/4
- Leverage LCA’s fact based rebuttal and template
 - **Planning Department**
 - Kat Nesse KNesse@bellevuewa.gov Thara Johnson, TMJohnson@bellevuewa.gov
 - **Planning Commission** - PlanningCommission@bellevuewa.gov
 - **City Council** Council@bellevuewa.gov
 - Jeremy Barksdale, JBarksdale@bellevuewa.gov
 - Conrad Lee CLee@bellevuewa.gov
 - Jared Nieuwenhuis jnieuwenhuis@bellevuewa.gov (Deputy Mayor)
 - Lynne Robinson LRobinson@bellevuewa.gov (Mayor)
 - Jennifer Robertson j.robertson@bellevuewa.gov
 - John Stokes JStokes@bellevuewa.gov
 - Janice Zahn jzahn@bellevuewa.gov



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Example

email walters.mdw@gmail.com or Craigsp@lochlevenWA.org for more examples

To: City Council / Planning Commission / Planning Department

Re: Project Name: 115 100th Ave (the "Property") File # 21-120635-AC

Cc: Board@LochlevenWA.org

My name is xyz and I (or my family) live within the Lochleven neighborhood, (or NW Bellevue). As a resident of the community for over x years, I strongly oppose the privately initiated Comprehensive Plan Amendment (CPA) which I believe will erode our sense of place and sense of community.

The CPA fails to provide any public benefit. It will not enhance the public health, safety, and welfare of the Lochleven neighborhood and or advance the interests and needs of the city at-large. Based on the rezoning decision criteria outlined in LUC 20.30A.140, this CPA should be denied. The City just completed the Comprehensive Plan for Northwest Bellevue and this CPA conflicts with over 30% of the policies listed. I fully support Lochleven Community Association's letter submitted on Jan 26, 2022.

Now is the time to put the interests and well-being of the residents ahead of the interests of an outside developer. I am asking you to help protect our neighborhood and deny this application and any threshold review related to it.

Your name & street address



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New Business

- Please provide your name and address
- Limit comments to 90 seconds or less
- Monthly meetings will be held on the 2nd Tuesday of each month.
- Next meeting – March 8th
- Visit <https://www.lochlevenwa.org/meetings> for updates





Appendix – Supplemental Slides



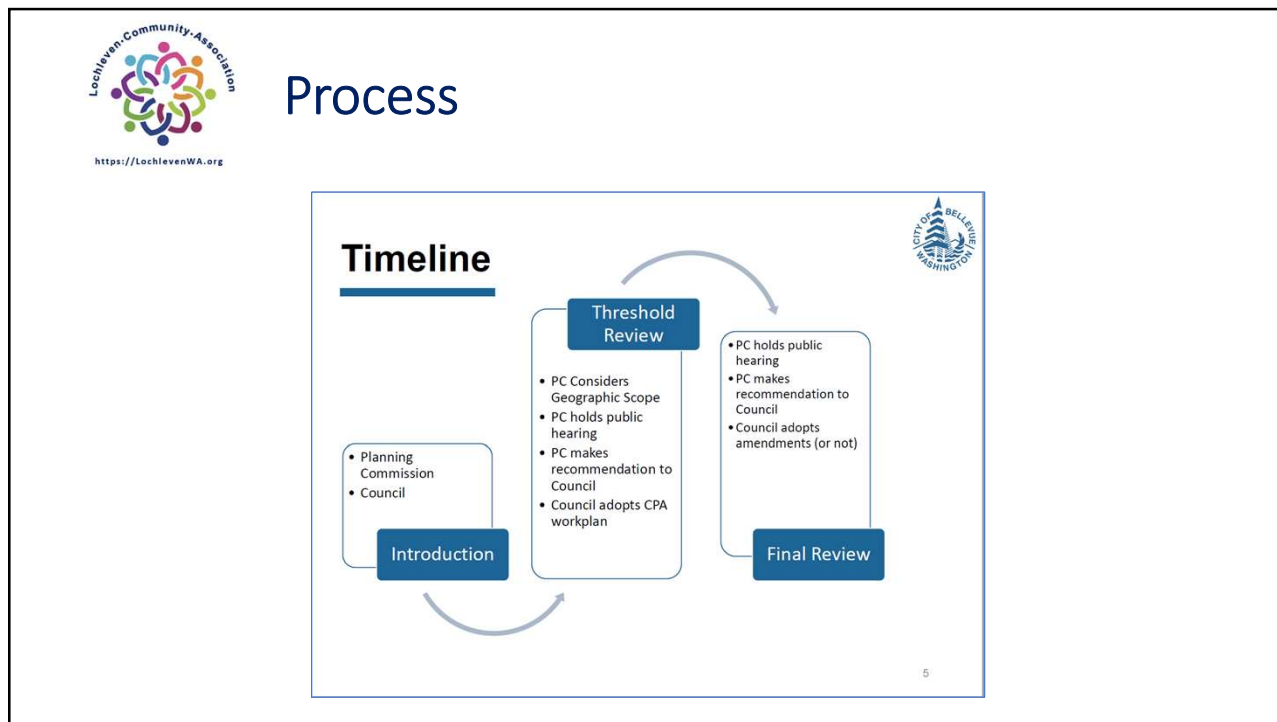
Chimney Condo Rezone

<https://www.lochlevenwa.org/chimney-rezone>

Recap

- Paid \$15,250,000 on 12/13/21 (from \$11.3 million in 2017).
- Demolition permit is on-hold, contractor's license has been suspended since June 5, 2021. Safety fencing removed.
- Permit for modifying carport for storage was voided and an new permit is under plan review.





Lochleven Community Association
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Tentative Planning Commission Calendar

February 23, 2022	2022 Annual CPA's - Expansion and Geographic Scoping	1	Study Session	Virtual
	Introduction to Annual Comprehensive Plan Amendments (CPAs) - CMP	2	Study Session	Virtual
	Emergency and Supportive Housing LUCA	2	Recommendation	Virtual
March 9, 2022	Introduction to Periodic Update - Scope and Schedule	1	Study Session	Virtual
March 23, 2022	Annual Comprehensive Plan Amendments (CPAs) - Threshold Review	1	Public Hearing	Virtual