



<https://LochlevenWA.org>

Submitted via email [knesse@bellevuewa.gov](mailto:knesse@bellevuewa.gov)

December 1, 2021

City of Bellevue Planning Commission  
Katherine Nesse, PhD, Senior Planner, Comprehensive Planning  
City of Bellevue  
450 110th Avenue NE  
Bellevue, WA 98004

Project Name: 115 100th Ave  
Location: 115 100th Ave NE  
File Number: 21-120635-AC  
Applicant: Ben Wei, WYMOND Investment LLC

In response to this application, the Lochleven Community Association, (LCA), submits the following comments. This submission provides added context and concerns from the comments previously submitted on October 14, 2021.

As a community we strongly object to the proposal to modify the land use code for this property location as well as any parcel on the west side of 100<sup>th</sup> Ave NE, from NE 1<sup>st</sup> street to NE 8<sup>th</sup> street. As outlined in this document, (Attachment A on page 3), the proposed up-zoning conflicts with over 40% of the policies and objectives outlined in the revised draft Northwest Bellevue Comprehensive Plan, presented to city council on November 22, 2021.

If approved, this rezone will significantly impact our neighborhood and community at large, diminishing a sense of place and sense of community. The application runs counter to the city's goals of preserving, strengthening and enhancing community. The existing zoning was established as a transition envisioning current development we see today in Downtown. The proposed change would be an unnecessary intrusion of the established transition buffer.

The rezone request attempts to make the case that a commercial development in this location will support the Grand Connection envisioned to connect Downtown Bellevue to The Meydenbauer Bay Park. We believe this statement is inaccurate and non-applicable as the property does NOT run contiguous to the Grand Connection and as such would have no public benefit. On the contrary, it is expected traffic related to the development will add congestion, pedestrian safety and parking issues.

Competition for both street and other parking will create additional traffic as residents and pedestrians seek access to both the Downtown and Meydenbauer Bay parks.


This rezone would adversely impact Residential Zone Parking 9 (RPZ). RPZ 9 is designated for residential use and the proposed rezone would need to provide onsite parking for employees and customers of the proposed commercial business. In addition, it is likely the rezone would create a spill-over effect using Downtown Park parking which is frequently at capacity. Traffic related to commercial activities is very likely to be much more frequent throughout the day than residential traffic. Additionally, the traffic patterns introduced by commercial hotel and retail usage, would increase drive-through traffic potentially introducing safety issues with the Boys & Girls Club, who enjoy a shared driveway. This application is silent to any traffic or parking impact.

The applicant also points out that the property has been vacant and unused since it was destroyed by fire in 2016 and suggests that rezoning is therefore necessary for the redevelopment of the site. This is not a valid or accurate statement. More accurately as supported by public records, several issues have had a direct impact on the property being developed. These include a protracted and contested insurance settlement involving over 20 individual property owners, a wrongful death lawsuit and multiple flips of the property. The property has been purchased by an experienced developer aware of the current zoning.

In addition, it is generally recognized that such spot-zoning directly favors the financial interests of a single owner while negatively impacting the neighborhood and adjacent properties. Further we oppose the suggestion by representatives of this property to potentially amend the application to include 100<sup>th</sup> Ave NE from NE 1<sup>st</sup> Street to NE 8<sup>th</sup> Street.

While not directly related to this rezone application, it is important to note the property owner has failed to maintain the property, creating health-safety risks. Current and past owners of this property have failed to keep the property secure and allowed vegetation to obstruct the public right-of-way including encroaching into 5 feet of 99<sup>th</sup> Ave NE. After repeated calls to the city for assistance, residents of Lochleven removed the vegetation and debris including empty alcohol containers and drug paraphernalia. We are requesting the City require the owner to secure and maintain the property and proceed with the demolition ASAP to help prevent further risks to the community at large.

We look forward to working with the city preserving the character and safety of our neighborhood and not approve any re-zoning or change in permitted use of this or any other parcel in Lochleven. We are happy to meet to provide any additional context to these and other concerns.



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

Joyce Doland, Treasurer  
Paresh Rajwat, Director

Mike Hatmaker, Vice President  
Craig Spiezle, President

Steve McConnell, Director  
Mark D. Walters, Secretary

cc: Bellevue City Council

**Attachment A**  
**Impact to Draft Comprehensive Plan for Northwest Bellevue**  
*dated November 22, 2021*

**Policy S-NW-1** calls for the “protection and enhancement of existing land uses within the neighborhood” This rezone request seeks to increase the intensity of use of this property.

**Policy S-NW-2** calls for transition areas when “areas adjacent to lower density areas are rezoned”. The area in question is not adjacent to, it is within a current lower density area. There is no benefit from a rezone, and no need for a transition area.

**Policy S-NW-3** calls for the encouragement of preservation of, and rehabilitation of existing housing stock. This rezone request seeks to permanently diminish the potential housing stock by changing zoning from residential to commercial. Shifting from a multi-unit residential unit to mixed-use including a commercial hotel property with transient guests and employees would reduce ties to the community and neighborhood and the overall vision for Northwest Bellevue of creating a “sense of community” This request is in direct conflict with this policy and goals.

**Policy S-NW-6** seeks to maintain and enhance neighborhood character. This request conflicts with the policy by introducing commercial development into a residential neighborhood.

**Policy S-NW-11** calls for a seamless transition when crossing jurisdictional boundaries. This rezone request asserts that there is a benefit in the rezone. There is no jurisdictional boundary involved in this request, and no benefit from a rezone.

**Policies S-NW 12 through S-NW-16** call for the creation of opportunities for NW Bellevue residents to gather informally, provide recreation opportunities, and provide public access covered spaces for community-oriented programs and services. This request asserts that the commercial facilities resulting from the rezone - most likely hotel, restaurant or retail facilities will accomplish these goals. It is highly unlikely that the spaces created will be provided and no-charge used for community use, but rather be used to serve guests and customers of the businesses occupying the development.

**Policy S-NW-8 & 9** call for a “clear distinction between the scale and intensity of Downtown Bellevue and Northwest Bellevue”. 100<sup>th</sup> Avenue NE and current zoning currently provides this distinction and separation. This rezone request is to bring commercial development into a residential neighborhood and further diminishes the existing separation and buffer.

**Policy S-NW-24** calls for the encouragement of a mix of housing typologies – maintaining the existing zoning supports this goal. There are few opportunities remaining within NW Bellevue to add to the stock of multifamily housing in a smaller scale building. This request removes over 20 residential units.

**Policy S-NW-36.** Calls for maintaining a clear distinction between arterials and neighborhood streets, discouraging commuter through-traffic from using residential streets to get to their destination. Inserting an additional commercial business would only increase and attract cut-through traffic on NE 1<sup>st</sup> Street and 99<sup>th</sup> Ave NE.

**Policy S-NW-41, 42 & 43.** Pursue opportunities for increasing tree canopy through planting of new trees on public and private property throughout Northwest Bellevue. This parcel has over two-dozen “protected” trees and this application is silent on the impact to the tree canopy, plants and animal habitat.