

From: [LINDA B STABLER](#)
To: [PlanningCommission](#)
Cc: [Board@LochlevenWA.org](#)
Subject: Fwd: Opposition to CPA Project Name: 115 100th Ave/File # 21-120635-AC
Date: Thursday, February 10, 2022 9:19:48 AM

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Dear Bellevue City Council / Planning Commission / Planning Department,

We reside in the Lochleven neighborhood at 47 - 99th Ave NE.

The Lochleven neighborhood includes the Chimneys Condominium site that was destroyed in a 2016 fire and has remained undemolished and vacant since the date of that tragic fire.

We have lived in this location for over 20 years and chose this location to be close to downtown yet in a residential neighborhood. We love walking our grandkids to the park to play and then walking over for a cup hot chocolate or a scoop of ice cream. We love being able to walk safely to fine dining or a movie. We enjoy coming home to our quiet neighborhood.

We enjoy the height of the buildings and do not want to see high rises in our neighborhood as that would take away the cozy, homey feeling that we sought out originally.

We have restricted parking in front of our house which keeps downtown customers of retail establishments from parking there allowing us to put out our garbage cans without fighting parked cars. Our friends and landscaper also have a place to park. I'm afraid that allowing retail activity will bring unwanted transient traffic and parking that will adversely impact the safety of our community.

We oppose the development of a taller building with first floor retail space for the Chimneys Condo site. We ask that the current zoning of the site be retained.

Thank you for your consideration of this email,
Sincerely,
Todd and Linda Stabler
47 - 99th Ave NE, Bellevue

From: [Craig Spiezle](#)
To: [PlanningCommission](#)
Cc: [Nesse, Katherine](#); [Johnson, Thara](#)
Subject: Proposed CPA / Project Name: 115 100th Ave / File # 21-120635-AC
Date: Thursday, February 10, 2022 5:36:14 PM

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

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

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

My wife and I reside at 726 99th Ave NE located within the Lochleven Community. In advance of the City Council meeting on February 14th and the Planning Commission meeting on February 23rd, we are expressing our opposition to the privately initiated Comprehensive Plan Amendment (CPA) being presented for your review. We do not believe the CPA will provide any public benefit to the community or city at-large and would only create a myriad of negative impacts to our community.

The recently approved Northwest Bellevue Comprehensive Plan was completed through a lengthy public process. To now amend the Plan so soon after its completion would raise huge questions regarding the credibility and integrity of the city's planning process. We believe approval of the CPA will set a dangerous precedent for the City, dismissing the impact to the community, and playing into the financial interests and influence of an outside developer.

We believe the assertion of the applicant claiming rezoning is necessary for successful commercial development is not only not relevant to the CPA but also misrepresents the facts. Look no farther than the recently completed townhomes immediately north of the subject property which refute this claim. The Park Central also zoned as R30 was completed in 2019 on 199 100th Ave NE, adding 6 apartment town homes to the housing stock adjacent to downtown. No rezone was necessary.

Further as the planning department looks at the geographic scope and threshold review including other adjacent R30 properties, we strongly oppose any other properties to be considered. These include but are not limited to 9909, 9915 & 9933 NE 1st Street. Allowing either a spot zone for this specific property or including other similar properties would overtime create a domino effect, changing NE 1st from residential to becoming a shopping/retail corridor creating an unnecessary intrusion to the established buffer from downtown.

Thank you for taking the time to review our concerns. It is our goal to strengthen our neighborhood and enhance our sense of community.

Craig & Liz Spiezle

726 99th Ave NE
Bellevue, WA 98004

From: [Mark D. Walters](#)
To: [Council](#); [PlanningCommission](#); [Nesse, Katherine](#); [Johnson, Thara](#); [Barksdale, Jeremy](#); [Lee, Conrad](#); [Nieuwenhuis, Jared](#); [Robinson, Lynne](#); [Robertson, Jennifer S.](#); [Stokes, John](#); [Zahn, Janice](#)
Cc: board@lochlevenwa.org; lochlevenwa@gmail.com
Subject: Opposition to Proposed CPA / Project Name: 115 100th Ave / File #21-120635-AC
Date: Friday, February 11, 2022 12:31:17 PM
Attachments: [2022.02.11 - LTR - LAC MDW to City of Bellevue.pdf](#)

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Dear Bellevue City Council and Bellevue Planning Commission:

Please see the attached letter. Thank you.

--

Mark Walters
206-669-6986

From: [Ming Zhang](#)
To: [PlanningCommission](#); [Nesse, Katherine](#); [Johnson, Thara](#); [Council](#); [Barksdale, Jeremy](#); [Lee, Conrad](#); [Nieuwenhuis, Jared](#); [Robinson, Lynne](#); [Robertson, Jennifer S.](#); [Stokes, John](#); [Zahn, Janice](#); [Board@lochlevenwa.org](#)
Subject: Opposition to CPA Project Name: 115 100th Ave / File # 21-120635-AC
Date: Wednesday, February 16, 2022 10:35:57 AM

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Dear Bellevue City Council / Planning Commission / Planning Department:

We reside in the Lochleven neighborhood at the address below.

The Lochleven neighborhood includes the Chimneys Condominium site that was destroyed in a 2016 fire and has remained undemolished and vacant since the date of that tragic fire.

Lochleven is a quiet residential community of single-family homes, multi-unit apartments, condos and townhouses. Lochleven is a safe and quiet community, with low levels of vehicle traffic on our streets, making it safe for children to play and people to walk on our sidewalks and streets (continuous sidewalks do not exist on most if not all of the streets so safe walkable streets are vital).

Lochleven is close in distance to the QFC on NE 8th, Bellevue Square, the Downtown Park, the commercial businesses along Old Main and 103rd Avenue NE. We enjoy visiting and doing business with the establishments in these areas, and then returning to our safe, quiet, residential community. We like the separation from these commercial areas that the current zoning of our neighborhood provides.

We like the uniform height of the buildings and residential feel and character of Lochleven and hope that it remains this way.

As you consider the application to amend zoning for the Chimneys Condo site you should know that this site has limited vehicle access due to its immediate proximity to a shared driveway with the townhouse and the Bellevue Boys and Girls Club to its north. There is also a restricted parking zone (RPZ), which helps to keep downtown and customers of retail establishments from parking in our neighborhood, while reducing drive-through traffic. Allowing a tall hotel with retail activity will block views, and will bring unwanted transient traffic and parking to NE 99th and NE 1st. We believe this will adversely impact the safety of our community.

We also do not want to increase the height of the buildings in our community as this could open the door to allowing the construction of taller buildings within Lochleven. The current 30 foot height limit is working just fine as shown by redevelopment of the Bellevue Boys and Girls

Club and the development of the Park West project at 371 100th (just north of the Boys & Girls Club) under existing zoning. These are just two examples that a zoning change is not necessary for the property to redevelop and that the existing zoning is appropriate.

For these reasons, we oppose the development of a taller building with first floor retail space for the Chimneys Condo Site. We ask that the current zoning of the site be retained.

Thank you for your consideration of this email.

Ming Zhang & Ping Gong
9831 NE 1st St, Bellevue, WA 98004



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" [.]¹

¹ 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 100th Ave NE, Park Central 6-unit apartment homes, (2019) (adjacent to the property);
2. 371 100th Ave NE, Park West Condo, 5-unit condominium, (2008); and
3. 511 100th 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

From: mikeh1357@aol.com
To: [PlanningCommission](#); [Council](#); [Nesse, Katherine](#); [Johnson, Thara](#)
Subject: Lochleven Community Association Letter for Planning Commission Meeting 2-23-22
Date: Wednesday, February 16, 2022 2:54:56 PM
Attachments: [LCA-CPA-Geographic Scoping Letter PC meeting 2-23-22.pdf](#)

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

To: Members of the City of Bellevue Council, Planning Commission, and Planning Department: On behalf of the Lochleven Community Association please find attached our letter regarding the Comprehensive Plan Amendment - file #21-120635-AC. This letter expresses our continuing objection to this plan amendment and contains information that supports our position.

Thank you very much for considering our concerns.

Mike Hatmaker
Vice President
Lochleven Community Association

From: [Craig Spiezle](#)
To: [PlanningCommission](#); [Nesse, Katherine](#)
Cc: [Nieuwenhuis, Jared](#); [Council](#); [Craig Spiezle](#)
Subject: Analysis of Public Comments Pertaining to CPA 115 200th Ave NE
Date: Wednesday, February 16, 2022 3:26:13 PM
Attachments: [image003.png](#)
[2-16CPAcommentStudy.pdf](#)

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

In advance of the Planning Commission study session on February 23, regarding this privately initiated CPA, the Lochleven Community Association (LCA) has completed the attached analysis of all public comments submitted pertaining this CPA. As noted in the study, 100% of the comments submitted to-date have objected to the CPA.

This analysis has reviewed over 100 pages of comments including 44 submissions. This study was initiated in response to questions raised by Council members at the February 14, 2022 City Council meeting. The objective of this analysis is three-fold: 1) provide the Planning Commission, Council, staff and interested parties a quantitative understanding of the community's concerns, 2) to address questions raised by City Council Members on February 14, 2022, and 3) to clarify statements made by planning staff on February 14, 2022 and December 8, 2021.

It is our goal to provide ongoing updates to assist City Council, Planning Commission and staff in understanding the community's concerns and impact of this CPA to Lochleven and the City at-large. If you have any questions, please do not hesitate to contact me.

Craig Spiezle
President, Lochleven Community Association
<https://LochlevenWA.org>
425-985-1421



<https://LochlevenWA.org>



SUBMITTED VIA EMAIL

February 16, 2022

<https://LochlevenWA.org>

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

Re: CPA 115 100th Avenue / File #: 21-120635-AC

The Lochleven Community Association (LCA) has completed the attached analysis of all public comments submitted pertaining to this privately initiated CPA. This analysis has reviewed over 100 pages of comments including 44 submissions. This study was initiated in response to questions raised by Council members at the February 14, 2022 City Council meeting.^{1, 2, 3}

The objective of this analysis is three-fold: 1) provide the Planning Commission, Council, staff and interested parties a quantitative understanding of the community's concerns, 2) to address questions raised by City Council Members on February 14, 2022, and 3) to clarify statements made by planning staff on February 14, 2022 and December 8, 2021.⁴

It is our goal to provide ongoing updates to assist the City Council, Planning Commission and staff in understanding the community's concerns and impact of this CPA to Lochleven and the City at-large.⁵

Sincerely,

A handwritten signature in black ink that reads "Craig Spiegle".

Craig Spiegle
On Behalf of the Lochleven Community Association

¹ Includes both written and oral comments submitted to planning staff, the Planning Commission and/or City Council.

² <https://bellevuewa.gov/city-government/departments/community-development/planning-initiatives/comprehensive-plan/comprehensive-plan-amendments>

³ Comments missing from the summary posted by the city have been forwarded to the city for updating.

⁴ On December 8, 2021, the city staff made a statement to the Planning Commission that a near equal number of comments have been received supporting and objecting to this CPA. City staff has since clarified they have had not received any written comments supporting the CPA and that the statement made before the Planning Commission meeting was inaccurate. On Feb 14th staff stated the majority or substantial number of the comments received were in opposition to the CPA. Staff has since confirmed that 100% of all comments received to-date are in opposition.

⁵ Updates to this study will be posted at <https://www.lochlevenwa.org/chimney-rezone>

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

Comments received on or before 2/16/22 – Analysis Completed 2/16/22

100% of All Comments Submitted Voice Opposition to the CPA

- 70% - Impact of added traffic to the neighborhood.
- 66% - Object to adding retail / commercial businesses into the Lochleven neighborhood
- 65% - Feel the added transit traffic will reduce pedestrian safety in the Lochleven neighborhood.
- 64% - Negatively impact to the character and sense of community within Lochleven.
- 64% - Object to the increased height and impact to the neighborhood character and nearby properties
- 64% - Highlight 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.
- 61% - Negative impact to the quality of life within Lochleven.
- 59% - Increase non-residential parking within RPZ-9 and City Parks.
- 55% - Cite how the CPA conflicts with the current NW Bellevue Comprehensive Plan.
- 48% - Object to the potential loss of housing stock near downtown
- 43% - Noise and environmental impact including loss of tree canopy.
- 25% - Question the legal standing of the applicant since they did not complete the purchase of the property until December 13th, 90 days after they submitted the CPA.
- 9% - Feel there is an appearance of a conflict of interest and/or the appearance of preferential treatment being afforded to a past Planning Commission member who represents the property owner.

From: [Brooks Beaupain](#)
To: [Johnson, Thara](#); [PlanningCommission](#); [Council](#)
Subject: Comments re: Homeless Shelters in Bellevue Neighborhoods
Date: Thursday, February 10, 2022 1:29:37 PM

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

To the Bellevue Planning Commission regarding the Public Hearing of February 9, 2022 regarding proposed homeless shelter land use in our neighborhoods:

I am a board member of the Enatai Neighborhood Association, but am making these comments personally. I am concerned about the potential impacts this proposed Land Use Code Amendment will have on our neighborhoods and the public safety and health.

The Homeless Services Uses Land Use Code was developed with extraordinary input from the public, providers, funders, and participants, as well as the City Council and Staff. This situation should be no different. There has been zero outreach to neighborhoods and community members about this proposed action. How about mailing a postcard to all city residents, as this new law potentially affects every resident in every neighborhood of our city. Were you planning to only inform us once your decisions had already been made?

The planning commission should adopt the following from existing Bellevue City Code 20.20.455: require the application to be a Conditional Use Permit, require the standard operating procedure plan and code of conduct, provide the safety and security plan, require a Good Neighbor Agreement Advisory Committee, expand notice to include all owners of real property within 1 mile of the project site. Any shelter of any kind should be at least 1 mile from any school, day care, park, and/or adult care home.

As we've seen in Seattle, spending billions of tax dollars "fighting" homelessness has been a miserable failure. Is homelessness better now than it was a few years ago? Obviously not; in fact, the problem has only grown, thanks in large part to the fact that the methods and services provided by the city have not only failed to help existing homeless persons exit their situation, but also have attracted thousands of additional homeless from other areas to take advantage of the lax enforcement of laws and numerous free services provided by the city, with no strings attached. Well-intended facilitation of self-destructive behavior does not solve any problems, it only perpetuates and exacerbates them.

Beginning to solve the issue of homelessness takes love and courage to not just provide handouts, but also to provide solutions by addressing the root issues. With the exception of the minority of homeless who are there due to job loss, domestic violence, etc (and who genuinely desire and endeavor to get out of that situation as quickly as possible), study after study has shown that the vast majority of the homeless are endemically there due to mental illness and drug use. Those are the root issues. Providing a room at a hotel or other shelter without any strings attached is certainly a kind first step, but fails to take the next step of actually changing the motivating behaviors that have left the person in this condition in the first place. It is no different than so-called "safe injection sites", which are a horrible disservice to the drug-addicted. They simply use them as free drug

suppliers, with no concern of arrest or other consequence, and are no better off than before such a clinic was created.

In the same way, providing physical services (shelter, food, etc) to homeless persons without an ongoing relationship, structure of behavioral expectations, and follow-up, is destined to fail. As the wisdom says, if you give a man a fish, he'll eat for a day, but if you teach a man to fish, he'll eat for a lifetime. If we want to change the plight of the homeless, we must treat their mental illness and drug addiction in a way which inspires them to overcome the inertia of their situation. We must provide proper motivation and a changed way of thinking which causes them to see the foolishness of remaining in their condition and which inspires them to make the substantive changes to redirect their lives in a positive direction. You cannot do this simply by providing a room, or any house/apartment, because you haven't changed the person's motivation. They will simply treat that new "home" the same way they did their prior one, whether it was a tent on the street or a shelter under a highway overpass, and reduce it to squalor. We saw this with King County's attempt at using a hotel in this fashion recently, where it had to be shut down due to all of the illicit activity happening there. You must change the person's motivation by creating a solid structure of rules and expectations, and then uplifting of the person's spirit to actually create change. Often this isn't easy, and may take a fair amount of "tough love", but when it is done for the right reasons, you will reap results and accomplish the work intended.

We see numerous private faith-based organizations do this very successfully (and some non-faith-based ones as well...but the key is structure and an understanding of something larger than oneself). Public/government entities have struggled greatly to accomplish the same, because they lack the nimbleness, focus, and follow-through ability of these private organizations. Rather than continue to perpetuate the current situation, why not partner with such organizations as providers of such services? Utilize their expertise in the field to create benefits and results not attainable by government activity alone. Let the government provide the big-picture funding and resources, then let experts deploy them successfully on the ground, as they've shown they can do for generations.

The Interim Official Control currently in place expires in June, so the Planning Commission does not have to approve the Supportive Housing LUCA right now. Listen to our neighborhoods'/families' concerns and make sure these are incorporated into any recommendation. The Planning Commission should also ask staff to research what other jurisdictions have done to comply with State Law. It should be stated for the record that the state mandating land use for cities is not consistent with time tested methods for good planning. We urge the Bellevue Planning Commission, and the City Council, to object to this overreach of local land use planning by the state.

Sincerely,

Brooks Beaupain
3202 107th Ave SE

From: [Paul Simmerly](#)
To: [PlanningCommission](#); [Johnson, Thara](#)
Subject: RE: Hearing tonight
Date: Thursday, February 10, 2022 5:35:21 PM
Attachments: [FAC1CEEB2CDB4A658C426A6672D2F2B9.png](#)

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Ms. Johnson: Here are some of my comments for the Planning Commission. It certainly would be nice to see exactly what was on your agenda, which is NOT ON YOUR WEBSITE!

I have been trying to have my many questions to Bellevue government about homelessness answered for quite some time without success. What is the cost of the new Eastgate building to house the homeless? How many will it house? No barrier? (meaning no restrictions on taking illegal drugs? Pushers can visit?) What are the amenities? (Food service? TV's in rooms? Wi-Fi? Game rooms? Maid service? Pet housing? Drug/alcohol/employment counseling?) What is the end game? (How long can you stay? Any requirements to continue staying? Any requirement to look for work? Start work? Has any authoritative study ever been done on the causes of homelessness that the City of Bellevue is using? (Other than the cause of homelessness is not having a home?) What conclusions has the Council made about the causes of homelessness? What percentage of the homeless are addicted? What are the positions of the Councilmembers on decriminalizing drug usage? (Like our present King Co. Prosecutor) How much money has been spent on the homelessness problem? How much have Seattle and King County spent over the past decade? Pretty simple questions that all should have all been answered before any money was ever spent. Certainly every member of Bellevue government should know the answers.

PAUL E. SIMMERLY
14418 S.E. 24th Street
Bellevue, WA 98007
(425) 830-8218

Sent from [Mail](#) for Windows

From: [Johnson, Thara](#)
Sent: Thursday, February 10, 2022 8:53 AM
To: [Paul Simmerly](#)
Subject: RE: Hearing tonight

Paul,

Many apologies I was unable to answer the phone as I was hosting and speaking at the meeting. The access information was on the Planning Commission webpage as well as agenda for the meeting:

<https://bellevuewa.gov/city-government/departments/community-development/planning->

[commission](#)

<https://bellevue.legistar.com/View.ashx?M=A&ID=914723&GUID=F571B3BE-97A0-44D2-BCA5-9421B115235A>

If you have comments, please send them onto me and I will forward them onto the Commission.

Best Regards,



Thara Johnson

Comprehensive Planning Manager, City of Bellevue

tmjohnson@bellevuewa.gov | [425-452-4087](tel:425-452-4087) | BellevueWA.gov

From: Paul Simmerly <psimmerly@outlook.com>

Sent: Wednesday, February 9, 2022 6:32 PM

To: PlanningCommission <PlanningCommission@bellevuewa.gov>

Subject: Hearing tonight

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How does one participate in the hearing. You have rejected my registration.

PAUL E. SIMMERLY
14418 S.E. 24th Street
Bellevue, WA 98007
(425) 830-8218

Sent from [Mail](#) for Windows

From: [Phil Gable](#)
To: [PlanningCommission](#)
Subject: Homeless Shelters in Bellevue Residential Neighborhoods
Date: Friday, February 11, 2022 10:14:18 AM

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hi,

I attended the virtual meeting on Tuesday night that discussed how Bellevue is planning to administer the new Homeless/Transitional State Law.

I understand that the Bellevue Planning commission did not write the law but there are several troubling issues with the commissions performance that I would like to address.

1. You all seemed so unaware that publishing a notice in the Seattle Times and the City of Bellevue webpage was not sufficient to communicate plans and upcoming actions to the population. Really? Either you are incredibly disingenuous or are incompetent. You all know and most likely utilize social media every day. Why you would not publish to multiple social media platforms is very puzzling to me.
2. There is no empathy towards Bellevue neighborhood residents. Do you really think people will just stand by and accept that the Government will buy the "house next door", put 4+ men with addiction/mental health issues and not say anything? Where do you live? If you are so alright with this, I hope you all volunteer the house next door to you. How about working with the community to come up with an implementation plan that may be acceptable? Your attitudes were unemotional and matter of fact with no empathy.
3. At no time did I hear about a plan to mitigate issues to the community once these plans are implemented. What happens when crime does go up in the neighborhood? What happens with multiple cars start parking in front of these houses all day and night? What happens when the neighbors have questions. The answer is not the "Police" as we already know their answers, they cannot do anything.

Again, you have been put in a bad situation, but you must improve your performance to serve Bellevue Residents who have made this a great community.

Phil Gable
5700-143rd Place SE
Since 1990

To: council@bellevuewa.gov;
PlanningCommission@bellevuewa.gov;
KNesse@bellevuewa.gov;
TMJohnson@bellevuewa.gov;
PlanningCommission@bellevuewa.gov;
Council@bellevuewa.gov;
JBarksdale@bellevuewa.gov;
CLee@bellevuewa.gov;
jniewenhuis@bellevuewa.gov;
LRobinson@bellevuewa.gov;
j.robertson@bellevuewa.gov;
JStokes@bellevuewa.gov; and
izahn@bellevuewa.gov

CC: Board@lochlevenWA.org

From: Mark D. Walters
Laurie A. Cansler
523 9th Ave NE
Bellevue, WA 98004

Date: 02/12/2022

Re: Opposition to Application to Amend Comprehensive Plan for the
Chimneys Condo Site

Applicant: Ben Wei
WYMOND INVESTMENT LLC

Subject Property: Chimneys Condo Site – 115 100th Ave NE

Dear Bellevue City Council and Bellevue Planning Commission:

We reside in the Lochleven neighborhood at the address above. As you know, the Lochleven neighborhood includes the Chimneys condominiums that were destroyed in a 2016 fire.

We write to voice our opposition to the Application to Amend Comprehensive Plan submitted by the Applicant for the Chimneys Condo Site – 115 100th Ave NE. We see no public benefit to amending the Comprehensive Plan to spot-zone this parcel as requested by the Applicant.

Lochleven is a quiet residential community of single family homes, multi-unit apartments, condos and townhouses. Lochleven is a safe neighborhood with low levels of automobile traffic on our streets, making it safe for children to play and people to walk and exercise. We should retain this characteristic of our residential neighborhood.

As you consider the requested amendment, please consider the intersection at 100th Avenue NE and NE 1st Street and how adding commercial traffic will impact the intersection. Presently, it is difficult for vehicles to cross through this intersection heading East/West and West/East. This intersection is also difficult to cross on foot, especially at night when the visibility is low. The last thing this intersection needs is increased vehicle and foot traffic that a hotel and commercial establishment will bring.

Lochleven is walking distance to the QFC on NE 8th Street, Bellevue Square and the businesses along Old Main Street and 103rd Avenue NE. We enjoy visiting and doing business with many of these businesses in these commercial areas, and then returning to our safe, quiet, residential neighborhood. We like and enjoy the buffer and separation from these commercial areas that the current zoning provides, and we do not want any part of Lochleven to become a commercial zone. We simply see no need for a tall hotel or a commercial business on the Chimneys condo site. The Chimneys condo site should remain R-30 residential and add to the housing stock in Lochleven.

We also want to retain the R-30 zoning height of the buildings in Lochleven. Allowing a taller building will block the sun in that area. Further, allowing a taller building in our neighborhood will undercut the prior commitments from the City of Bellevue with its "wedding cake" approach to managing building heights. Taller buildings are not needed in Loc

Thank you for your consideration of this letter.



From: [John Wu](#)
To: bellevuecouncil@bellevuewa.gov; [Robertson, Jennifer S.](#); [PlanningCommission](#)
Subject: The Planning Commission should take a closer look at the Supportive Housing Land Use Code Amendment
Date: Saturday, February 12, 2022 5:48:14 PM

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

As a private citizen living in the Wilburton community, I totally agree with the following suggestions:

I am Betsi Hummer, private Bellevue resident. I urge the Planning Commission to take a closer look at the Supportive Housing Land Use Code Amendment.

Since the populations served by Permanent Supportive Housing are the same as those using the Homeless Shelters as defined in Bellevue City Code 20.20.455, I believe the Land Use Code siting Permanent Supportive Housing in residential zoned neighborhoods should enjoy the same guidelines that were so carefully developed for the Shelters.

I ask the Planning Commission to adopt the following from existing BCC 20.20.455:

Require the application to be a Conditional Use Permit

Require the standard operating procedure plan

Include the code of conduct

Provide the safety and security plan

Require a Good Neighbor Agreement Advisory Committee

Expand notice to include owners of real property within 1,000 feet of the project site

This ordinance was developed with extraordinary input from the public, providers, funders, and participants, as well as the City Council and Staff.

Residential Neighborhoods deserve the same consideration as Community Business zoned properties that house Shelters.

The Planning Commission's schedule is to hold the Public Hearing tonight, then make a recommendation at the next meeting.

I urge you to review the history and particulars of the Homeless Services Use Land Use Code, and apply those results to the proposed Supportive Housing Land Use Code.

It will ensure you have heard the community, and done your best to envision unintended consequences.

There is no rush on your decision, since the Interim Official Control is in place for another 5 months.

Planning Commission Public Hearing
bellevuewa.gov

From: [Jim Paulson](#)
To: [PlanningCommission](#)
Subject: LUCA proposal
Date: Saturday, February 12, 2022 9:23:31 PM

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

I am a 60 year Bellevue resident, and wish to register my objection to importing homeless people, into single family home zoned areas. This is a destructive policy proposal, which would result in bringing theft, burglary and drug use into these neighborhoods, and reduce the property values of the area homeowners. This kind of lunacy is what has destroyed Seattle and Portland, and I will be watching this process closely, and work to defeat any politician who advocates for this proposal.

James Paulson, Lochmoor

From: [Hzj_jie 何子杰](#)
To: [PlanningCommission](#); jeff.spring@commerce.wa.gov
Subject: Re: Concerns about Supportive Housing and Emergency Shelter amendment A.K.A. supportive housing in Bellevue
Date: Sunday, February 13, 2022 4:06:52 PM
Attachments: [image.png](#)

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

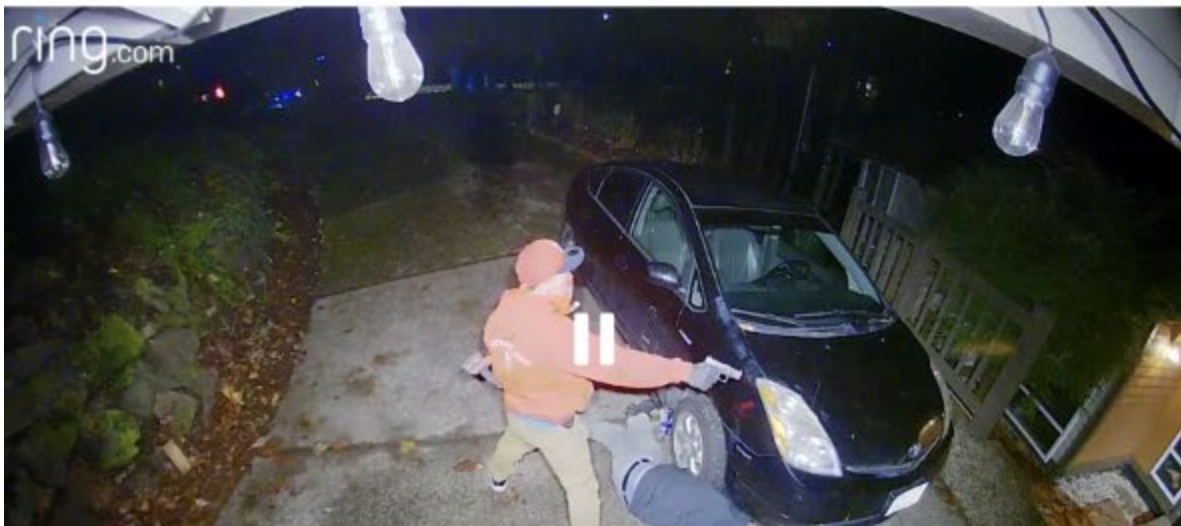
I am waiting for your reply.

.Hzj_jie

On Feb 8, 2022 15:27, Hzj_jie 何子杰 <Hzj_jie@hotmail.com> wrote:
After reading through <https://www.commerce.wa.gov/office-of-supportive-housing/> and <https://bellevue.legistar.com/View.ashx?M=F&ID=10493979&GUID=35365747-0B54-451C-89C0-F7C041327781>, the change simply scarifies the safety of residents in regular residential areas in Bellevue for no good reason.
During the last several years, safety in Bellevue dropped significantly without any meaningful changes from the city. But instead, city council is still trying to make it even worse. For instance, have you heard about this: <https://neighbors.ring.com/n/ZgrvXkDt4O>, armed men stole catalytic converter,

← Post Details

Neighbor





 Recorded on Ring Floodlight Cam >

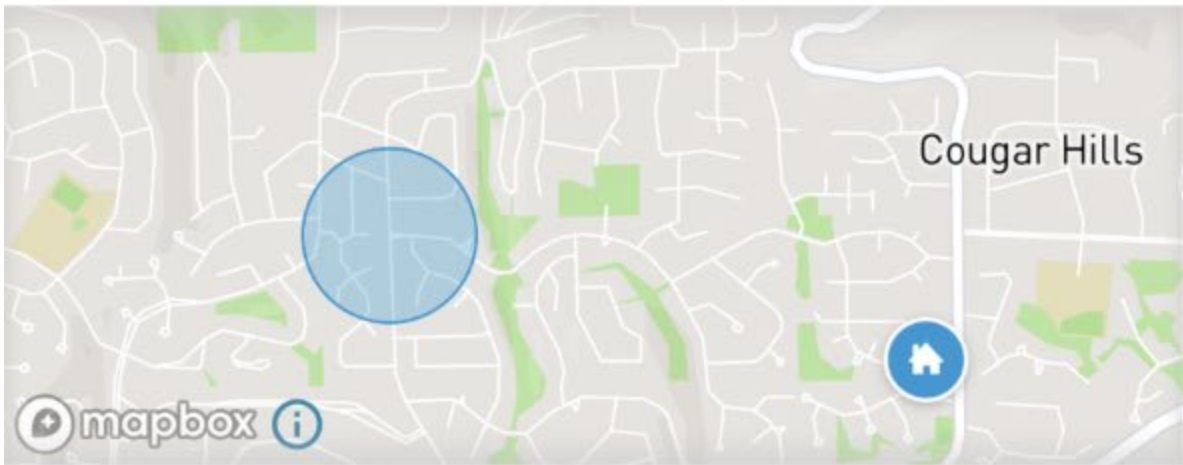
2 hours ago 0.9 mi away 1056 views

Armed men steal catalytic converter. Maybe they work around here. Anyone recognize?

Crime **Attempted Crime**


 20  18

Share 



Comments

Sort

Leave a neighborly comment... 

This is only hundreds of feet away from my home, and its government responsibility to avoid this kind of things from happening at the first place.

As Bellevue residents, we paid a good amount of tax for a safer and more pleasure

environment, but not in the other way around.

Please revise the <https://bellevue.legistar.com/View.ashx?M=F&ID=10493979&GUID=35365747-0B54-451C-89C0-F7C041327781> by adding reasonable restrictions and do not make things worse.

Thank you.

.Hzj_jie

From: [Spring, Jeff \(COM\)](#)
To: [Hzj_jie 何子杰](#); [PlanningCommission](#)
Subject: RE: Concerns about Supportive Housing and Emergency Shelter amendment A.K.A. supportive housing in Bellevue
Date: Monday, February 14, 2022 7:55:59 AM
Attachments: [image001.png](#)
[image002.png](#)

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Hzj_jie,

Neither I or the agency I work for have any span of control over the actions of the Bellevue City Council. You are correct; governments are responsible for creating safe environments, and yet every urban region has its share of crime. Bellevue is not alone. The drivers of crime, in the end, are far greater a force than any local government can overcome. I suspect that if we devise an economy that does not exclude certain populations, pays everyone a living wage, does not reward the already wealthy, and does not devour our natural environment, we may have a chance at far lower rates of crime. Local government have nearly no control over these factors, and state governments, try as they may, can bring about such change only very slowly, if at all.

-Jeff

Jefferson Spring
DIRECTOR, OFFICE OF SUPPORTIVE HOUSING
Mobile: 360.725.2991 | Hours: M—Th 7:00-5:30



From: Hzj_jie 何子杰 <hzj_jie@hotmail.com>
Sent: Sunday, February 13, 2022 4:07 PM
To: PlanningCommission@bellevuewa.gov; Spring, Jeff (COM) <jeff.spring@commerce.wa.gov>
Subject: Re: Concerns about Supportive Housing and Emergency Shelter amendment A.K.A. supportive housing in Bellevue

External Email

I am waiting for your reply.

.Hzj_jie

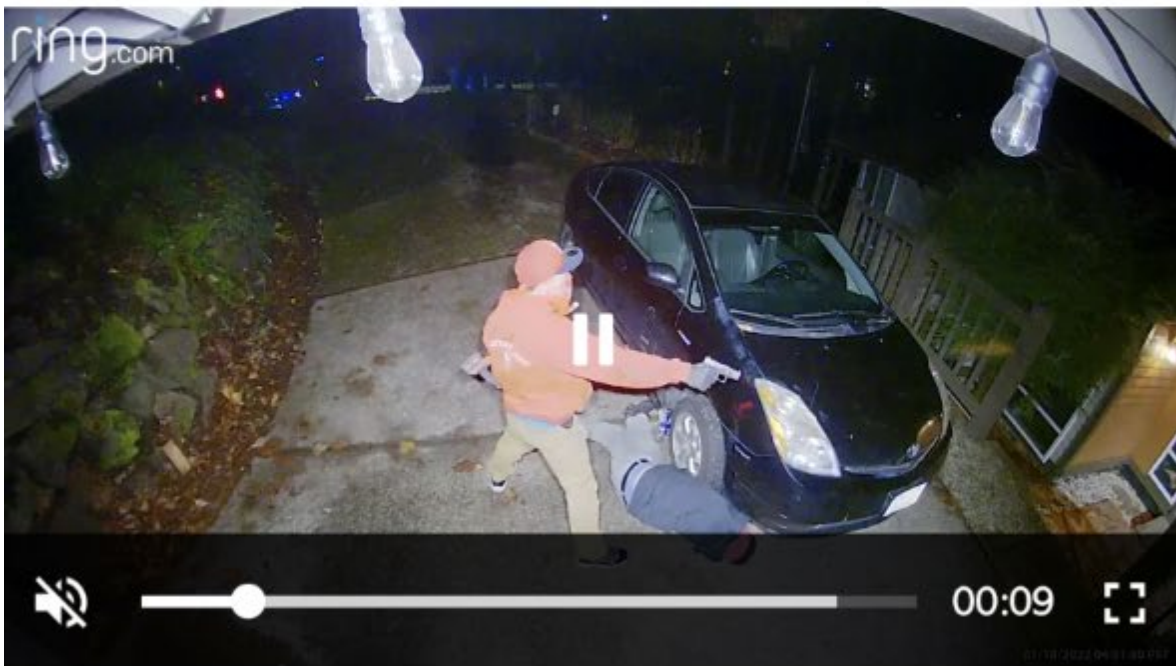
On Feb 8, 2022 15:27, Hzj_jie 何子杰 <Hzj_jie@hotmail.com> wrote:
After reading through <https://www.commerce.wa.gov/office-of-supportive-housing/> and <https://bellevue.legistar.com/View.ashx?M=F&ID=10493979&GUID=35365747->

[0B54-451C-89C0-F7C041327781](https://www.bellevue.wa.gov/DocumentCenter/View/11111111), the change simply scarifies the safety of residents in regular residential areas in Bellevue for no good reason.

During the last several years, safety in Bellevue dropped significantly without any meaningful changes from the city. But instead, city council is still trying to make it even worse. For instance, have you heard about this: <https://neighbors.ring.com/n/ZgrvXkDt4O>, armed men stole catalytic converter,

← Post Details

Neighbor



Recorded on Ring Floodlight Cam



2 hours ago 0.9 mi away 1056 views

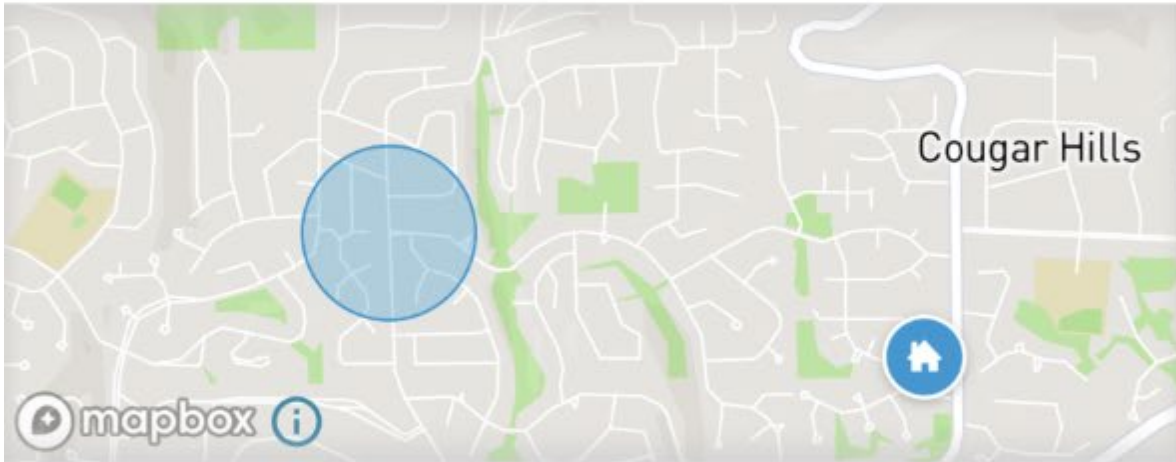
Armed men steal catalytic converter. Maybe they work around here. Anyone recognize?

Crime

Attempted Crime

20 18

Share



Comments

Sort

Leave a neighborly comment...



This is only hundreds of feet away from my home, and its government responsibility to avoid this kind of things from happening at the first place.

As Bellevue residents, we paid a good amount of tax for a safer and more pleasure environment, but not in the other way around.

Please revise the <https://bellevue.legistar.com/View.ashx?M=F&ID=10493979&GUID=35365747-0B54-451C-89C0-F7C041327781> by adding reasonable restrictions and do not make things worse.

Thank you.

.Hzj_jie

From: [Hzj_jie 何子杰](#)
To: [Spring, Jeff \(COM\)](#)
Cc: [PlanningCommission](#)
Subject: RE: Concerns about Supportive Housing and Emergency Shelter amendment A.K.A. supportive housing in Bellevue
Date: Monday, February 14, 2022 5:47:35 PM
Attachments: [image001.png](#)
[image002.png](#)

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Still, that's the government's responsibility, not each community. Communities do not tax and have no responsibility to risk the safety to support random supportive housing within the living zone.

On Feb 14, 2022 7:55 AM, "Spring, Jeff (COM)" <jeff.spring@commerce.wa.gov> wrote: Hzj_jie,

Neither I or the agency I work for have any span of control over the actions of the Bellevue City Council. You are correct; governments are responsible for creating safe environments, and yet every urban region has its share of crime. Bellevue is not alone. The drivers of crime, in the end, are far greater a force than any local government can overcome. I suspect that if we devise an economy that does not exclude certain populations, pays everyone a living wage, does not reward the already wealthy, and does not devour our natural environment, we may have a chance at far lower rates of crime. Local government have nearly no control over these factors, and state governments, try as they may, can bring about such change only very slowly, if at all.

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Jefferson Spring
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Sent: Sunday, February 13, 2022 4:07 PM
To: PlanningCommission@bellevuewa.gov; Spring, Jeff (COM) <jeff.spring@commerce.wa.gov>
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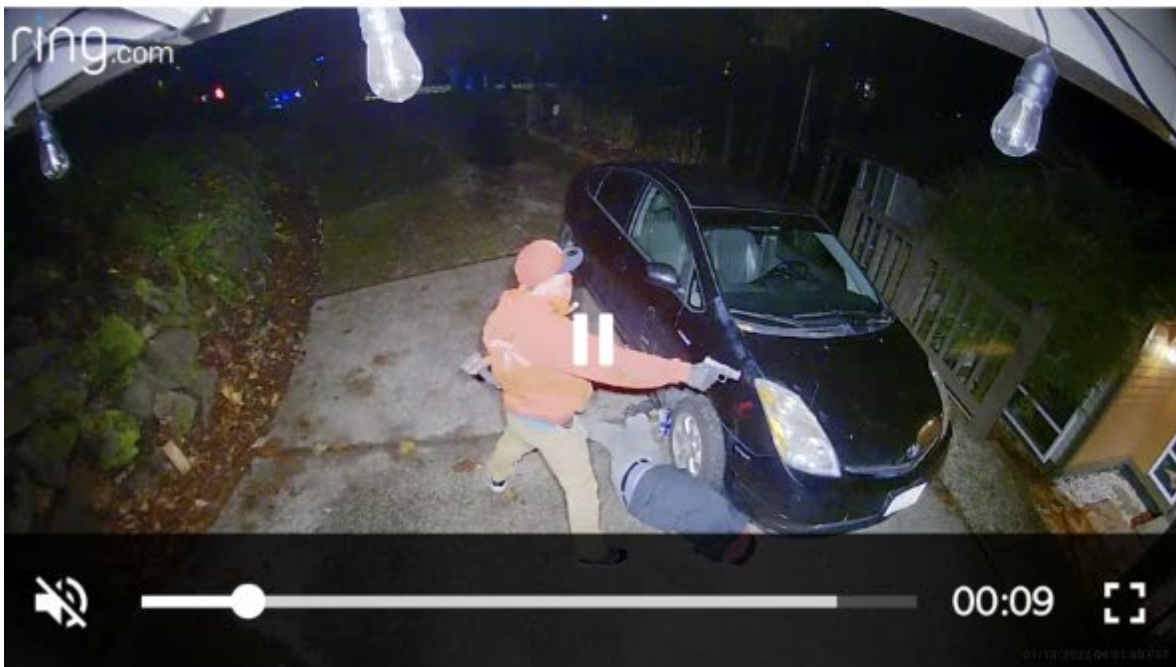
.Hzj_jie

On Feb 8, 2022 15:27, HZj_jie 何子杰 <Hzi_jie@hotmail.com> wrote:
After reading through <https://www.commerce.wa.gov/office-of-supportive-housing/> and <https://bellevue.legistar.com/View.ashx?M=F&ID=10493979&GUID=35365747-0B54-451C-89C0-F7C041327781>, the change simply scarifies the safety of residents in regular residential areas in Bellevue for no good reason.

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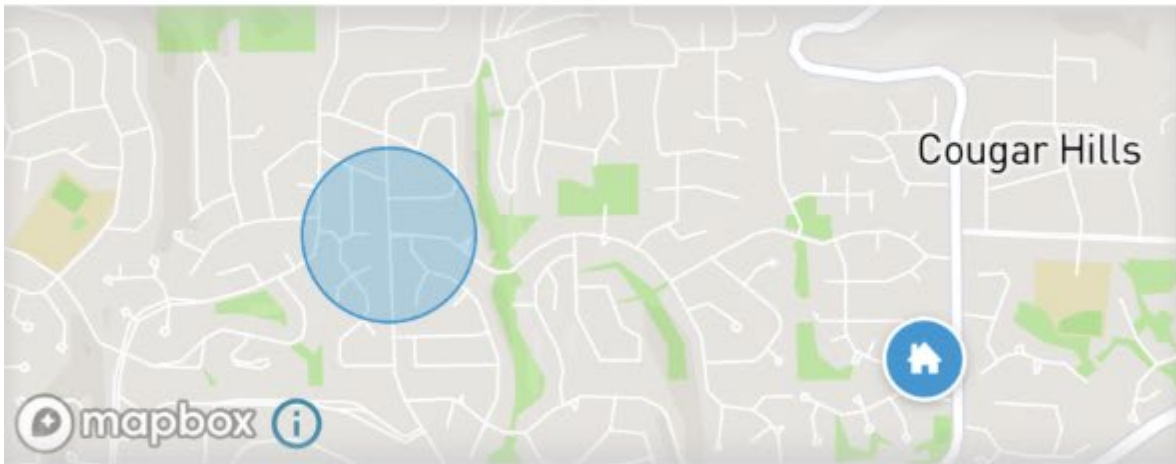
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Thank you.

.Hzj_jie

From: [Sophia Chen](#)
To: [PlanningCommission](#)
Cc: [Robinson, Lynne](#); [Nieuwenhuis, Jared](#); [Barksdale, Jeremy](#); [Lee, Conrad](#); [Robertson, Jennifer S.](#); [Stokes, John](#); [Zahn, Janice](#)
Subject: Oppose: Land Use Code Amendment (LUCA) for Permanent Supportive Housing, Transitional Housing, Emergency Housing, and Emergency Shelter in the Land Use Code (LUC)
Date: Tuesday, February 15, 2022 11:05:10 AM

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Dear Bellevue Planning Commission staff,

Good Morning.

I noticed your proposal on the change of land use code for Permanent Supportive Housing and Transitional Housing here: [View.ashx \(legistar.com\)](#), which is responding to RCW 35A.21.430.

First of all I strongly oppose this land use code change. I understand the need to support homeless people, but to change ALL the land use codes for ALL zoning areas in Bellevue has fundamental intrusive impact to ALL Bellevue residents, there can be a lot of unwanted consequences.

Housing for homeless people needs a solution which we all know , but this is a much smaller scale issue compared to housing for the huge number of Bellevue residents. So the change of the zoning for all areas in Bellevue introduced an even bigger issue for all the people in Bellevue.

So please don't change the zoning code and find a better and less intrusive way to solve the homeless housing problem.

Secondly have you researched what other jurisdictions have done to comply with the State Law RCW 35A.21.430? Are there any useful ideas from them ?

Thank you and Regards,

Sophia Chen

From: [Sophia Chen](#)
To: [PlanningCommission](#)
Cc: [Robinson, Lynne](#); [Nieuwenhuis, Jared](#); [Barksdale, Jeremy](#); [Lee, Conrad](#); [Robertson, Jennifer S.](#); [Stokes, John](#); [Zahn, Janice](#)
Subject: Re: Oppose: Land Use Code Amendment (LUCA) for Permanent Supportive Housing, Transitional Housing, Emergency Housing, and Emergency Shelter in the Land Use Code (LUC)
Date: Tuesday, February 15, 2022 11:27:53 AM

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Dear Bellevue Planning Commission staff,

I would like to add another point regarding homeless housing use: **Please make sure to have a mandated screening process** on the homeless housing applicants to ensure the health, safety and welfare of the other occupants, the surrounding local residents and businesses. Let's do it right.

Thank you and Regards,

Sophia

On Tue, Feb 15, 2022 at 11:04 AM Sophia Chen <xiaohua.chen@gmail.com> wrote:

Dear Bellevue Planning Commission staff,

Good Morning.

I noticed your proposal on the change of land use code for Permanent Supportive Housing and Transitional Housing here: [View.ashx \(legistar.com\)](#), which is responding to RCW 35A.21.430.

First of all I strongly oppose this land use code change. I understand the need to support homeless people, but to change ALL the land use codes for ALL zoning areas in Bellevue has fundamental intrusive impact to ALL Bellevue residents, there can be a lot of unwanted consequences.

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Secondly have you researched what other jurisdictions have done to comply with the State Law RCW 35A.21.430? Are there any useful ideas from them ?

Thank you and Regards,

Sophia Chen

From: [Patrizia Showell](#)
To: [PlanningCommission](#)
Subject: Homeless shelters
Date: Tuesday, February 15, 2022 8:52:43 PM

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Should not be in the middle of suburbia. Not close to schools or childcare . There should be a buffer distance . Minimally or unsupervised adults with serious psychosocial problems or criminal history should not be given proximity to our youth . It will take just one serious crime to ruin our community .

Sent from my iPhone

From: [Safe Eastside](#)
To: [PlanningCommission](#)
Cc: [Council](#)
Subject: Feedback to current Bellevue LUCA change proposal for Homeless Supportive Housing
Date: Wednesday, February 16, 2022 12:23:38 PM

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Dear Planning commission and Council members,

I am Kan Qiu, Bellevue resident for the past 27 years. I spoke against current Bellevue LUCA change proposal for Homeless Supportive Housing at Planning Commission meeting Wednesday 2/9. I urge the Planning Commission to take a closer look at the Supportive Housing Land Use Code Amendment.

Since the populations served by Permanent Supportive Housing are the same as those using the Homeless Shelters as defined in Bellevue City Code 20.20.455, I believe the Land Use Code siting Permanent Supportive Housing in residential zoned neighborhoods should enjoy the same guidelines that were so carefully developed for the Shelters.

I ask the Planning Commission to adopt the following from existing BCC 20.20.455:

Require the application to be a Conditional Use Permit

Require the standard operating procedure plan

Include the code of conduct

Provide the safety and security plan

Require a Good Neighbor Agreement Advisory Committee

Expand notice to include owners of real property within 1,000 feet of the project site

This ordinance was developed with extraordinary input from the public, providers, funders, and participants, as well as the City Council and Staff.

Residential Neighborhoods deserve the same consideration as Community Business zoned properties that house Shelters.

I urge you to review the history and particulars of the Homeless Services Use Land Use Code, and apply those results to the proposed Supportive Housing Land Use Code. It will ensure you have heard the community, and done your best to envision unintended consequences. There is no rush on your decision, since the Interim Official Control is in place for another 5 months.

Thank you for your consideration

Kan Qiu

From: [jill Heijer](#)
To: [PlanningCommission](#)
Cc: [jill Heijer](#)
Subject: Fwd: Homeless shelter
Date: Wednesday, February 16, 2022 2:46:20 PM

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Sent from my iPhone

Begin forwarded message:

From: jill Heijer <jillplus3@hotmail.com>
Date: February 16, 2022 at 2:42:20 PM PST
Cc: Jill Heijer <jillplus3@hotmail.com>, Beth Swanson <bethkswanson@hotmail.com>, Alex And Mika Heijer <a.heijer@gmail.com>
Subject: Homeless shelter

Bellevue Council,

I am a long term resident of Bellevue community and object to the housing of homeless people in our neighborhoods. I believe that there are a number of better alternatives . I am more then happy to meet with you and discuss other ideas. Please do not pass this neighborhood housing- it would be very destructive to our communities.

Sincerely
Jill Heijer
425-442-6226

Sent from my iPhone

From: [Joan Willingham](#)
To: [PlanningCommission](#)
Subject: Homeless Zoning laws
Date: Wednesday, February 16, 2022 2:54:27 PM

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

It has come to our attention that the Bellevue Planning Commission is trying to have Single Family Zoning laws changed to allow Homeless Housing in neighborhoods. This is not a good idea and we are very opposed to it. Thank you. Joan and Mike Willingham.

Sent from my iPhone

From: [Beth Swanson](#)
To: [PlanningCommission](#)
Subject: Bellevue homeless shelters
Date: Wednesday, February 16, 2022 3:08:34 PM

[EXTERNAL EMAIL Notice!] Outside communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

What could possibly be the logical reason to provide homeless shelters free reign of all Bellevue neighborhoods? Affordable housing for those working but still under the poverty line, YES of course! Can each city council member honestly say they support homeless housing as their next door neighbor? How is this fair to those of us working hard to pay our taxes and our mortgages, keep our kids and our schools thriving and safe, and keep our city green and clean? What lessons are we teaching the next generation? 'Don't worry if you can't afford it, the government will pay for it'-'? Not sure this is true definition of democracy.... definitely sure this is not the lessons in responsibility I'm teaching my children...

Sent from my iPhone