

From: [Faye Kraft](#)
To: [PlanningCommission](#)
Cc: LochlevenWA@gmail.org
Subject: Project #21-120635-AC
Date: Friday, January 28, 2022 10:06:52 AM

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

As an owner and resident of the Meydenbauer/Lochleven area, I find it very disconcerting that the Planning Commission is even considering the up zone on 100th Avenue NE from 30 to 45 height limit. ***I believe that 100th Avenue NE should be the REDLINE for any retail and/or commercial buildings.***

Faye Kraft
9909 NE 1st St
Bellevue, WA 98004

From: [Simon Boothroyd.](#)
To: [PlanningCommission](#); [Council](#); [Nesse, Katherine](#); [Johnson, Thara](#)
Cc: [lochleven wa](#); [Louise Boothroyd](#); [Simon Boothroyd.](#); [Mike Hatmaker \(mikeh1357@aol.com\)](#)
Subject: Project # 21-120635-AC [Chimneys Condo Planning Application]
Date: Saturday, January 29, 2022 11:27:24 AM
Attachments: [Boothroyd comments on Project # 21-120635-AC \[Chimneys Condo Planning Application\].pdf](#)

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From: Simon & Louise Boothroyd, 710 98th Ave NE, Bellevue, WA 98004

Attn:

- PlanningCommission@BellevueWA.gov
- Council@BellevueWA.gov
- Bellevue Planning Department

-

CC: LochlevenWA@gmail.com

Regarding:

- Project # 21-120635-AC" - 115 100th Ave - "Chimneys Condo"
- Personal comments and opposition to the Application to Amend the Comprehensive Plan
- February 14th City Council agenda

Dear Bellevue City Council and Planning Commission:

We reside in the Lochleven neighborhood at the address shown below. The Lochleven neighborhood includes the Chimneys Condominium site that was destroyed in a 2016 fire and has remained undemolished and vacant since the fire.

We understand this CPA was introduced last month to the Planning Commission and is on the February 14th City Council agenda.

The Important Character of Lochleven

As you may be aware, Lochleven is a quiet residential community of single-family homes, multi-unit apartments, condos, and townhouses. We find that it is a safe and generally 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.

We want to retain this nature of the community. It is near the businesses along NE 8th, Bellevue Way and across downtown Bellevue and environs, and we frequently visit and do

business there.

We also greatly value the zoned separation between commercial and residential. This zoning directly supports the safety and quiet that we enjoy and value.

We also greatly value the character of Lochleven's current and uniform building height and residential feel and character, and hope that it remains like this. As older properties are replaced with new, this character remains residential with typically no more traffic, and so is just as safe and quiet.

The Development Site

We do not believe that a zoning change is not necessary for the "Chimneys Condo" property to be successfully redeveloped. We believe that the existing zoning is appropriate and works for our neighborhood.

Increasing the height of the buildings in our community could directly support the construction of even taller buildings across Lochleven. This would drastically and irrevocably change the feel of the neighborhood.

We believe that the current 30' height limit works well as shown by Bellevue Boys and Girls Club, and Park West project at 371 100th next door, all done under existing zoning.

As you consider the application to amend zoning for the Chimneys Condo site, it is also important to consider the limited vehicle access to the site because of its immediate proximity to a shared driveway with the townhouse and Bellevue Boys and Girls Club to its north.

There is also restricted parking in this area, which helps to keep the neighborhood safe and maintain its residential character. Allowing a tall hotel with retail activity will block the sun and will undoubtedly bring unwanted traffic and parking to NE 99th and NE 1st and will adversely impact the safety of our community.

Additionally

We do not believe that converting low rise residential to higher rise mixed retail / commercial in any way helps create more residential housing stock. Not least because we understand that this development could include the addition of hotel facilities. And affordable housing will certainly not be part of that proposed development's objective.

There are already a plethora of hotels and eateries across Bellevue, and more of either seems counterintuitive given the reduction in business travel – for the long term or forever – and

each new eatery or hotel facility further reduces custom for others.

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.

2 adults in our home at: 710 98th Ave NE, Bellevue, WA 98004

Sincerely,

Simon P. Boothroyd, Louise T. Boothroyd

simon@boothroyd.com, louise@boothroyd.com

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