January 21, 2022

Dear Mayor and Members of Bellaire City Council,

When Texaco and then Chevron occupied the site that is now zoned as the North Bellaire Special Development District, the site was primarily a 9 to 5, 5-days a week office complex. Even then there were officers on Fournace directing traffic when employees were leaving for the day. The only remaining buildings from that period are the 10-story office building and a smaller annex, located at the southern edge of the site and situated well away from the residences to the north.

Those two buildings, over half a million square feet of space, appear to be close to empty, which is why I can't fathom the reason for the size of the buildings and the amount of site coverage proposed in these Planned Development applications.

These applications include nine buildings plus two additional garages. They include an 85' building, two 70' buildings, one 73' building, one 65' building, one 45' building, and three 25' buildings. What I see in and around the Bellaire area are one and two story developments, and most of those have vacant spaces for lease.

Why would this area be any more popular? Why would these tall buildings attract any more occupants than the current buildings? Does the developer have tenants ready to move into these buildings?

If a development of this size is approved I believe the damage to the residential areas around this site will be irrevocable, especially the area to the north. There's also the redesign of Loop 610 and the possibility of additional development in the UV-T.

Please use your powers to scale back this development. Limit the allowable lot coverage for the site to 60%, as is allowed in the Loop 610 district. Limit building height to 2 1/2 or 3 stories, require at least a 100 foot setback from residential lots along the rear boundary, and require at least a 50 foot setback along Fournace Place and South Rice Avenue.

Require any excavation on the site to follow the EPA guidelines for Superfund and other sites, and incorporate the Protective Covenants listed on page 4 of the Special Warranty Deed that accompanied the sale of the property.

Most of all, respect the fears and anxiety of the residents living around this site. They have legitimate concerns about their future quality of life, including traffic, flooding, crime, underground contamination, noise, and property values. Bellaire's image as a safe city and a quiet residential enclave are at risk. Please consider the consequences of your decisions.

Sincerely,
Jane McNeel