

July 6, 2021

via email tyler@bellevuewa.gov corr@bellevuewa.gov

Ms Laurie Tyler
Ms Carol Orr
City of Bellevue
Land Use & Planning Department
450 110th Ave NE
Bellevue, WA 98004

Re: Pinnacle Bellevue North / Permit #: 21-103192-LP / Permit #: 21-103195-LD
Pinnacle Bellevue South / Permit #: 21-104954-LP

Dear Ms Tyler and Ms Orr,

On behalf of concerned residents of Northwest Bellevue, the signatories of this letter (attachment A), are requesting to be classified as “parties of record” for the permits listed above and have submitted the following comments.¹ These questions are raised in an effort to ensure Pinnacle’s plans align with the City of Bellevue’s (COB), policies and are in the best long-term interests of the City and its tax paying residents. Towards this goal we are requesting a comprehensive review for compliance and alignment to the 2021 Comprehensive Plan Amendments to the Northwest Bellevue Neighborhood Area Plan^{2,3}, the COB Comprehensive Plan, Countywide Planning Policies (CPP), the Growth Management Act (GMA), Affordable Housing Strategy, City Tree Canopy plan and State Environmental Policy Act (SEPA).

In reviewing these concerns, it is important the COB appreciates the unique nature of this development and the direct impact on adjacent residential neighborhoods. This combined project is unlike any other development in the planning or construction stage in the COB in both scope and direct neighborhood impact. Based on an analysis of building permits, the combined Pinnacle development (West, North and South), accounts for over 37% of the new residential units planned city wide.⁴

1. Traffic Impact Study - During the June public meeting the developer stated they did not have an estimate of the number of occupants (employees and residents) nor the combined traffic patterns from the grocery and drug stores, ride share services, school bus routes and deliveries. Pinnacle’s three projects reflect 37% of the planned residential units and 17% of the additional parking spaces in the downtown core. There is a substantial risk the increased vehicle traffic from this development

¹ Signatories’ street addresses will be provided on request. Email addresses are requested to be removed from any public records requests to help protect the privacy of signatories and reduce the risk email address harvesting.

² Final review pending July 14th <https://www.engagingbellevue.com/northwest-bellevue>

³ NW Bellevue Draft Plan <https://bellevue.legistar.com/View.ashx?M=F&ID=9457205&GUID=AB54D8E3-E7C0-411F-8A8F-1A72A7970C63>

⁴ Source: City of Bellevue permits as of Q1 2021 permits under consideration, in review and/or issued.

https://bellevuewa.gov/sites/default/files/media/pdf_document/2020/Major%20Projects%20Downtown.pdf

could push the COB to an “inflection point” creating sustained and frequent gridlock scenarios. As part of the traffic impact study, we are requesting a review of the risk of traffic spill over into residential neighborhoods as well as the potential benefits of opening NE 12th street to 100th. Reflecting the change in commuting patterns we are requesting the afternoon traffic studies, concurrency and operational analysis to expand the defined afternoon peak hour one hour longer to 7 pm. We would like to understand the impact to response times for fire and police, the impact to the bus holding zone on NE 10th, and an evaluation on the impact to the Mobility Implementation Plan (MIO) including the multimodal approach to addressing growth and concurrency as required by the GMA.⁵

2. Expanded sidewalks to accommodate walkers and cyclists - What are the plans for the sidewalks and landscaping buffers on the perimeter of the property? How will the plan support the multimodal model of the MIO? For reference the current combined curb, sidewalk and planting beds on NE 8th is now over 21 feet wide. It is suggested new sidewalks be designed consistent to the recent sidewalk improvements adjacent to McCormick Park on NE 12th street. Will the streets include striping for bike lanes on NE 10th and 102nd as specified in the MIO?
3. Environmental Impact / LEED Certification - We recommend the developers qualify for LEED certification, including demolition and construction addressing water reclamation and adoption of solar energy. Please describe what efforts Pinnacle will take to minimize the environmental, carbon and energy footprint.
4. City of Bellevue Tree Canopy - The COB has a goal to achieve a 40% tree canopy by 2050, yet the central business district is currently at 10%.⁶ Please provide an overview of the landscaping and efforts to both increase the canopy and reduce the carbon footprint. It is suggested at a minimum all of the lower residential buildings should be required to have living roofs with trees adding to the overall tree canopy, “softening” the visible impact of the planned eastern high-rise buildings. In order to meet the COB tree canopy goal, it is recommended the COB codify the tree canopy for this and all future developments to at least 33%, and/or fund other tree canopy initiatives in the COB to offset this requirement.
5. Residential Parking Zones (RPZ) - While the COB has asserted RPZ permits will not be available to occupants of Pinnacle or any residents east of 100th, what efforts are planned to increase proactive parking enforcement outside of the downtown core? For example, can the COB expand the contracted parking enforcement to include 99th Ave NE and surrounding streets? How can residents be assured the COB will not expand RPZ 9 eligibility in the future to include residents east of 100th?
6. Building Materiality - Reflectivity - The exterior glazing on Lincoln Square significantly reflects end of day sun and heat. We are requesting the COB review the building materiality plans with an emphasis to limit reflective glazing and exterior surfaces. The NW has recently experienced the hottest weather ever, and the COB should expect any reflective heat will only get increase, heightening the cooling requirements (and cost) to the adjacent neighborhoods. Not unlike requiring “shadow” studies, a reflective light study should be mandatory for all future COB development plans.

⁵ COB Mobility Implementation Plan <https://BellevueWA.gov/mobility-plan>

⁶ City of Bellevue Tree Assessment <https://bellevuewa.gov/city-government/departments/community-development/environmental-stewardship/trees-open-space>

7. Low Income Housing - Affordable housing has been highlighted in the neighborhood planning process. Does Pinnacle support Bellevue's Affordable Housing Strategy including affordable units and/or a fee in lieu of providing affordable housing?⁷
8. Building Heights- West side - What is the actual height of these as proposed? As submitted the number of floors varies from 10 to 11 stories. Considering the overall footprint from the number of buildings, has the COB considered limiting the low-rise buildings on the west side to 8 or 9 stories with roof top gardens versus the 10 and 11 stores as proposed to reduce the neighborhood and traffic impact?

Thank you for the opportunity to provide comments and participate in the planning review process. Collectively we look forward to building a sustainable and vibrant community, prioritizing the needs and rights of home owners, while promoting responsible development and stewardship for future generations. Feel free to contact me for additional input through the planning process.

Respectively,

Craig Spiegle

on behalf of Concerned Citizens of the Northwest Bellevue

Cc:

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⁷ City of Bellevue Affordable Housing <https://bellevuewa.gov/city-government/departments/community-development/housing>

Attachment A - Residents of NW Bellevue - Parties of Record

Pinnacle Bellevue North / Permit #: 21-103192-LP & #: 21-103195-LD

Pinnacle Bellevue South / Permit #: 21-104954-LP

Due to privacy concerns the signatory's email addresses are not to be shared in any public records request

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