

November 13, 2024 (updated)

Mr. Angus Bevan
Ms Amy Trace
City of Bellevue Development Services
450 110th Ave NE
Bellevue, WA 98009-9012

Re: Pinnacle South Design Review
File# 24-122583-LD
10116 NE 8th Street, Bellevue WA

Mr. Bevan and Ms Trace,

On behalf of a coalition of Bellevue residents including those who live in the Downtown, Vuecrest and Lochleven neighborhoods, we are submitting the following concerns regarding Pinnacle South development.¹

On the surface Pinnacle Development offers many exciting opportunities and amenities, but at the same time raise concerns on the collective impact of Pinnacle's three downtown projects. We believe it is prudent for the City to take a step back and evaluate combined impact of all of Pinnacle's projects.

As proposed, the three connected Pinnacle projects will include over 3,400 residential units and nearly 220,000 square feet of retail. The plan will significantly increase traffic congestion downtown and in adjacent neighborhoods and increase demand on city utilities, infrastructure and emergency services.

As the largest residential development project to ever be proposed in Bellevue, the sheer size will in effect create a 14-story wall on the west side of the property. As experienced today with existing high rises, the shadowing between September and March and end-of-day sun and heat reflection on the Lochleven and Vuecrest communities through the summer months is significant. To address these issues, we are asking the city to roll back the increased heights proposed for buildings 6, 7 & 8 to a maximum of ten stories and to reduce the amount of building reflectivity. These changes will significantly minimize the impact on the community and help align the Pinnacle project to the NW Bellevue and Northwest Village comp plans goals and policies.

For the record, many of these same questions were raised in July 2021 in response to the Pinnacle North design review, and remain unanswered today.² We look forward to Pinnacle Development and City staff providing clarity to the following community-wide concerns:

¹ https://bellevuewa.gov/sites/default/files/media/pdf_document/2024/24-122583-ld.pdf

² 2021 Community Concerns Regarding Pinnacle North - https://www.agelight.com/files/ugd/7f6ade_05189939e2594d06a6a41a8996f7e81d.pdf

1. **NW Bellevue Comp Plan and the Northwest Village Downtown District Plans**- How does the permit address the impact to residential neighborhoods, including but not limited to the following within the NW Bellevue Comp Plan?³
 - a) To maintain the existing variety of sub-neighborhoods including: S-NW-1, S-NW-2, S-NW-4,
 - b) To maintain a clear separation between Downtown Bellevue and NW Bellevue: S-NW-8, S-NW-9, S-NW-10, S-NW-11
 - c) Promote a Sense of Community: S-NW-14
 - d) To support seniors staying in the neighborhood as they age S-NW-22, S-NW-25
 - e) To improve pedestrian safety and encourage walking in the area, particularly to or from residential area: S-NW-29, S-NW-30, S-NW-32,
 - f) To encourage multiple methods of access through and within NW Bellevue: S-NW-35, S-NW-36, S-NW-37, S-NW-38, S-NW-39, S-NW-41
 - g) To provide continued access to trees and green spaces throughout NW Bellevue: S-NW-43, S-NW-44, S-NW-45, S-NW-46
2. **Traffic Impact Study**
 - a) It appears that estimates of personal vehicle and public transportation use multipliers based on a location less than a half mile from rail. This is invalid since project is more than a half mile from the nearest Eastlink station, (7/10th of a mile walking distance). Please provide an updated impact reflecting the total occupancy of Pinnacle North and South.
 - b) What improvements will Pinnacle make to Bellevue's streets and infrastructure to accommodate this increase in traffic?
 - c) How will the project impact traffic during the estimated three years of construction including the wear and tear of city streets?
 - d) During construction street closures, what is the estimated impact to emergency response times?
 - e) The submitted documents appear to assert vehicle traffic of a personal vehicles is similar to heavy construction vehicles. The size, weight, slower acceleration and speed from constructions intuitively would have a greater impact than personal vehicles. Can this be clarified?
3. **Residential Parking Zones (RPZ)** - The plan proposes a low ratio of 0.92 parking spaces to residential units (1,940 spaces to 2,114 residential units). It is likely that competition for street parking will increase.⁴ While RPZ permits are not available to occupants of Pinnacle, what efforts will be established to increase proactive parking enforcement outside of the downtown core including but not limited to the Lochleven and Vuecrest neighborhoods? Who will fund these costs?

³ NW Bellevue Comp Plan

https://bellevuewa.gov/sites/default/files/media/pdf_document/2022/NW%20Bellevue%20Neighborhood%20Area%20Plan.pdf

⁴ RPZ Program <https://bellevuewa.gov/city-government/departments/transportation/safety-and-maintenance/traffic-safety/residential-parking-management>

4. **Shadow, Light, Glare & Reflectivity / Building Materiality** - Considering the scale of the property it will have a direct impact on the Vuecrest and Lochleven communities, including increased energy use and costs. The permit asserts that no off-site source of light or glare is anticipated. Today the exterior glazing on Lincoln Square and the Avenue significantly reflects end of day sun and heat on the properties to the West. The NW continues to experience record breaking heat events and today the reflective heat from downtown buildings is adversely impacting adjacent neighborhoods.
 - a) We are requesting the COB review the building materiality plans to limit and mitigate reflective glazing and exterior surfaces and to validate the assertions submitted in the plan and a reflective light study be completed before the permit is approved.
 - b) The submitted shadow study which is one of the only undated documents in the permit, may not accurately reflect the impact from buildings 6, 7, and 8 being increased to 14 stories. We are requesting 1) confirmation that the study submitted is based on the new proposed heights and 2) the public be provided the underlying data supporting the shadow study.
5. **Bicycle and Multi-Use Paths** - Bicycling and bike share usage is on the rise within Bellevue.
 - a) How will the plan complement and connect to bike corridors being planned on NE 12th, 100th Ave NE and Bike Bellevue?⁵
 - b) The plan provides 218 bicycle parking spaces (approximately 1 bike for every 10 residential units). Considering the low ratio of vehicle parking spaces and the expectation that residents will utilize other forms of transportation, how will the plan support the increased use of bicycles including ebikes including secure storage facilities with charging capabilities?
 - c) How will the plan support the increasing use and reliance of bikeshare and scooter share services including docking and parking locations which will not obstruct public right of ways?
6. **Bellevue's Environmental Stewardship Plan** – How does this project comply with the City's plan?⁶
 - a) Reducing greenhouse gas emissions by 50% by 2030 and 80% by 2050.
 - b) EV Charging Roadmap of 25% EV adoption by 2030 including public EV charging stations.⁷
 - c) Bellevue's citywide tree canopy goal of 40%, including increasing the tree canopy in downtown.
 - d) Construction and demolition dust, material recycling, including planned LEED certifications.⁸
7. **Construction Noise Control (BCC 9.18)** - Over the past two years the community experienced significant early morning noise from construction at Avenue Bellevue/Intercontinental Hotel. Deliveries occurred many mornings as early as 4 am, including the unloading of steel girders waking up neighbors blocks away. As this property is directly adjacent to residential homes and condos, it is anticipated the noise impact will be far greater. What measures and enforcement will be established to prevent any deliveries before the permitted construction hours, how will this be enforced and what penalties will be in place for violations.⁹

⁵ Bike Bellevue <https://bellevuewa.gov/city-government/departments/transportation/planning/pedestrian-and-bicycle-planning/bike-bellevue>

⁶ https://bellevuewa.gov/sites/default/files/media/pdf_document/2024/bellevue-environmental-stewardship-plan_adopted.pdf

⁷ Bellevue EV Charging Roadmap <https://bellevuewa.gov/city-news/ev-roadmap-comment>

⁸ LEED Certifications <https://www.usgbc.org/leed>

⁹ COB Noise <https://bellevuewa.gov/city-government/departments/development/codes-and-guidelines/code-compliance/construction-site-noise>

8. **Amenities Supporting Families, Children & Pet Owners** - The plan appears to be absent of any children's play areas or pet walking or dog runs. Goddard Park which is the closest park has no such amenities. Please provide details how these needs will be addressed.
9. **Accessibility** - As many residents within the downtown core and adjacent neighbors are hoping to age in place, the availability of handicap parking and the ease and convenient access to grocery and drug stores are increasingly a requirement. While the plan addresses minimum ADA requirements for parking and ramps, it is silent on the ease access to the retail stores including the pharmacy and other essentials. How will Pinnacle North and South address these requirements?

As a collation of over 100 Bellevue residents including the signatories listed, we look forward to your responses. By working together as a community, including residents, businesses and Pinnacle Development, we believe we can realize the full potential of this project for all of Bellevue for today and for future generations. For the record the undersigned residents are requesting to be classified as "parties of record" regarding this project (Pinnacle South) as well as for Pinnacle North, Permits #: 21-103192-LP and 21-103195-LD and Pinnacle West, already under construction.

Respectfully,



Craig Spiegle
On Behalf of Concerned Residents of Bellevue
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425-985-1421

Cc: City Council
Rebecca Horner, Director of Development Services
Bellevue City Manager, Diane Carlson
Mayor Lynn Robinson

Coalition of Concerned Bellevue Residents *

- Ruchi Agiwal
- Ash Anderson
- Pat Amador
- Renay Bennett
- Julie Bold
- Jim Bold
- Shawna Bold
- Dani Bond
- Chris Bodiford
- Simon Boothroyd
- Louise Boothroyd
- Anne Brastow
- Sarah Burns
- Dong Chen
- Lisa Chen
- Gina Chirillo
- Rhoda Chirillo
- Barbara Cosgriff
- Kevin Cosgriff
- Anne Coughlin
- Jane Cremin
- Robert Cremin
- Jane Cui
- Stefan Damstrom
- Don Dickson
- Liz Dickson
- George Dilloo
- Wendy (Wei) Duan
- Mike Eggenberger
- Lijiang Fang
- Dennis Gannon
- Sheila Geraghty Getz
- Ping Gong
- Bonnie Grant
- Dana Gray
- Peter Gray
- Kristina Granath
- Mike Hatmaker
- Steve Heller
- Polly Heller
- Ehab Henein
- Sherry Henein
- Antonious Henein
- Kero Henein
- Lily Henein
- Martha Hsueh
- Robert Hsueh
- Betsi Hummer
- Jimmy Hsu
- Li-Yen Hsu
- Matt Tieni Huang
- YiLi Huang
- Larry James
- Robin Root-James
- Cathie Jing
- Eric Jing
- Pam Johnson
- Jonathan Kagle
- Laura Kagle
- Ethan Lai
- Cherie Lang
- Marc Lapsley
- Shari Lapsley
- Hao (Tommy) Li
- Neo Li
- Kathy Liao
- Tao Liu
- Linda Moran
- Larry A. Neher
- Patsy K. Neher
- Joel Neier
- Ruby Okada
- Ronda Patrick
- Erin Powell
- Lauren Rajwat
- Paresh Rajwat
- Michael Sandberg
- Donna Shuman
- Nancy Skaar
- Mike Song
- JL Song
- Lea Sorgen
- Phil Sorgen
- Craig Spiezle
- Helen Spiezle
- Eugene Taits
- Richard Ulrich
- Ivan Velkov
- Yanni Velkov
- Yamin Wang
- Jennefer Wang
- Phyliss White
- Xiaoqi (Shockey) Wu
- Ruby Huiling Wu
- Weiwei Ying
- Ming Zhang
- Nick Zhang
- Saijing Zheng
- Sally Zyfers

* As of November 13, 2024, 1:00 PM – Visit <https://www.agelight.com/bellevue> for updates