

December 10, 2024

To: Bellevue City Council

Fr: Craig Spiezle

Re: Oral Comments Study Session 24-730

Pinnacle Development South / Applications 21-104954-LP & 24-122583-LD

Good evening. My name is Craig Spiezle. I am speaking tonight on behalf of over 150 residents who are part of the coalition with the mission enhance our neighborhoods and enhance the livability of Bellevue. Collectively we support the development of affordable housing, managed growth and increased density, but not at the cost of diminishing the livability of our neighborhoods.

We are requesting the Council to not permanently approve the downtown interim LUCA concessions which expired September 2024 and to require an economic analysis before further consideration. While allowing a higher FAR and increased density for areas such as the Spring District and Wilburton may be appropriate, they are not fitting for parcels which are adjacent to single-family housing and residential neighborhoods. Providing these concessions indiscriminately without an economic analysis can be a costly experiment in both absolute dollars and residents' quality of life.

Look no further than Pinnacle Development. A 3-phase project of over 3,300 residential units. After Council temporarily extended these code changes last April, Pinnacle re-submitted a new application. Parties of Record, HOAs and neighborhoods were never notified of the change increasing the minimum height 40%, to 14 stories.

If approved Pinnacle will in effect build a 14 to 17 story wall, flanked by 26-story towers running the length of a city block. Such proximity to residential neighborhoods will have a considerable impact on sunlight and natural light from the east, diminishing homeowners access to sunlight in their homes and yards while increasing glare and heat all summer long. Additionally the increased heights which will be out of proportion with the adjacent neighborhoods and infringe upon neighbor's privacy. (see below)

It is concerning with the revised FAR, Pinnacle's plans do not appear to include any children's play areas, open greenspace or off-leash dog areas. Further by reducing parking requirements Pinnacle and its residents will create spill over traffic into adjoining neighborhoods as they attempt to park in existing residential and Restricted Parking Zones.

If the LUCA changes are made permanent it will be telegraphing that the city is abandoning the tiered wedding cake model and most importantly its commitment to its neighborhoods. This shift will be disheartening to the community who trusted past Council's commitment to protect Bellevue's great neighborhoods from the growth of downtown.

Pinnacle is a clear example now these code changes are a gift to developer's profitability offering few, if any, public benefits while forever harming adjacent neighborhoods.

I ask a simple question. How will the permanent approval of the LUCA support Bellevue’s vision of promoting downtown as a vibrant, mixed-use center, without adversely impacting its neighbors? In summary, the Coalition requests the following:

1. Vote to not renew and the downtown interim LUCA concessions, and direct staff to revise proposals supported by an economic analysis, to be in harmony with the NW Bellevue Comp plan without adversely impacting residential neighborhoods.
2. Direct city staff and the city attorney to take steps to disallow Pinnacle’s proposed changes, citing the lack of public benefit, direct harm to neighborhoods, impact to infrastructure along with the noted irregularities of the application and accuracy of information submitted.

Thank you

Craig Spiegle
425-985-1421

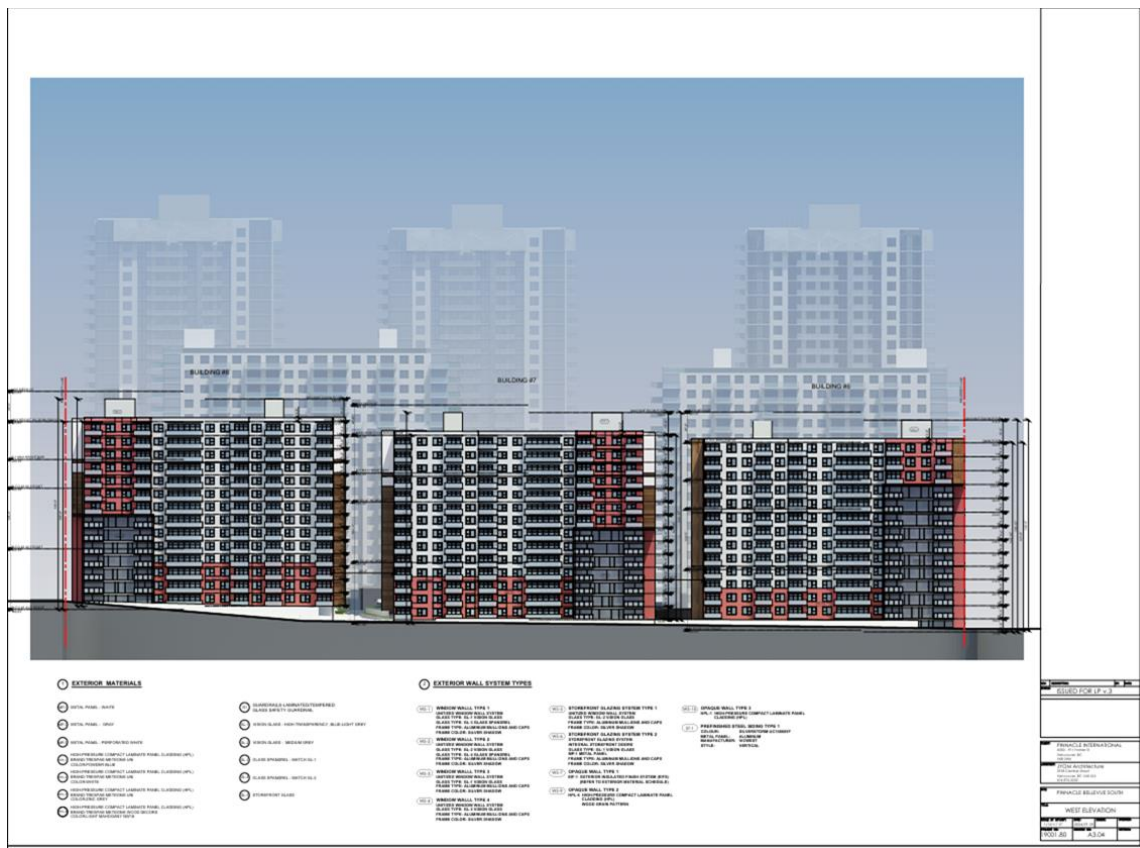


Figure 1- Pinnacle South - Looking East from 100th Ave NE

Coalition of Concerned Bellevue Residents

"Parties of Record for Pinnacle North & South"

- Ruchi Agiwal
- Ash Anderson
- Pat Amador
- Renay Bennett
- Julie Bold
- Jim Bold
- Shawna Bold
- Dani Bond
- Chris Bodiford
- Simon Boothroyd
- Louise Boothroyd
- Anne Brastow
- Mark Brown
- Sarah Burns
- Robbie Caggiano
- Dong Chen
- Lisa Chen
- Daniel Chirillo
- Gina Chirillo
- Rhoda Chirillo
- Lindsay Chirillo
- Louis H. Chirillo
- Vitor Cid
- Barbara Cosgriff
- Kevin Cosgriff
- Anne Coughlin
- Jane Cremin
- Robert Cremin
- Jane Cui
- Nancy Cui
- Jack Dai
- Michael Dai
- Stefan Damstrom
- Don Dickson
- Liz Dickson
- George Dilloo
- Ling Drost
- Ryan Drost
- Qing Du
- Wendy (Wei) Duan
- Mike Eggenberger
- Lijiang Fang
- Dennis Gannon
- Leslie Geller
- Sheila Geraghty Getz
- Ping Gong
- Kristina Granath
- Bonnie Grant
- Kristina Granath
- Dana Gray
- Peter Gray
- Mike Hatmaker
- Steve Heller
- Polly Heller
- Ehab Henein
- Sherry Henein
- Antonious Henein
- Kero Henein
- Lily Henein
- Martha Hsueh
- Robert Hsueh
- Betsi Hummer
- Barbara Hughes
- Richard Hughes
- Jimmy Hsu
- Li-Yen Hsu
- Wenjie Hu
- William Hu
- Matt Tieni Huang
- YiLi Huang
- Larry James
- Robin Root-James
- Joanna Jiang.
- Cathie Jing
- Eric Jing
- Pam Johnson
- Jonathan Kagle
- Laura Kagle
- Jean Kirshner
- Ethan Lai
- Cherie Lang
- Marc Lapsley
- Shari Lapsley
- Chin Li
- Hao (Tommy) Li
- Ethan Lai
- Neo Li
- Kathy Liao
- Tao Liu
- Loretta Lopez
- Tina Lu
- Autumn Ma
- Lin Ma
- Linda Moran
- Larry A. Neher
- Patsy K. Neher
- Joel Neier
- Ruby Okada
- Ronda Patrick
- Erin Powell
- Lauren Rajwat
- Paresch Rajwat
- Cathy Roeter
- Michael Sandberg
- Donna Shuman
- Nancy Skaar
- Mike Song
- JL Song
- Lea Sorgen
- Phil Sorgen
- Craig Spiezle
- Helen Spiezle
- Kexin Sun
- Liang Sun
- Eugene Taits
- Kevin Tolkin
- Laurie Tolkin
- Richard Ulrich
- Christine Unwin
- Ivan Velkov
- Yanni Velkov
- Haiyong Wang
- Yamin Wang
- Jennefer Wang
- Phyliss White
- Frank Wu
- James Wu
- Ruby Huiling Wu
- Xiaoqi (Shockey) Wu
- Sherry Xiong
- Alice Xu
- Fendi Xu
- Ruian Yang
- Yu Yang
- Ying Yin
- Albert Young
- Yang Yu
- Weiwei Ying
- Falin Zhang.
- Ming Zhang
- Nick Zhang
- Saijing Zheng
- Feng Zhao
- Lian Zhou
- Wenjin Zhao
- Junbo Zhang
- Andy Zhoueh
- Kexin Sun
- Sally Zyfers