

From: [de Regt, Elizabeth](#)
To: [Craig Spiezle](#); [PlanningCommission](#)
Cc: [Brod, Brooke](#); [Orr, Carol](#); [Tyler, Laurie](#)
Subject: RE: 2021 Comprehensive Plan Amendments: Neighborhood Area Plan for Northwest Bellevue / FW: Pinnacle Development North & South - Parties of Record
Date: Friday, July 9, 2021 10:40:59 AM
Attachments: [image002.png](#)
[image004.png](#)

Good morning, Craig.

Thank you for participating in the Great Neighborhoods process and providing your comments throughout that process. With Northwest Bellevue bordering and wrapping around Downtown, there are a number of policies you are referencing that discuss where the two meet. It is important, however, to recognize the ways in which Neighborhood Area plans apply in Bellevue. The Northwest Bellevue plan, if adopted, will apply to the areas within Northwest Bellevue, whereas the areas within Downtown are governed by the Downtown plan. The proposed policies you reference within the Northwest plan reference areas within Northwest Bellevue that are near Downtown, not areas within Downtown that border Northwest Bellevue. The latter areas are covered by policies within the [Downtown Neighborhood Area Plan](#).

Downtown also has a unique [section of the Land Use Code](#) that defines what is permitted within Downtown Bellevue. Both the Downtown plan and the relevant Land Use Code were updated as part of the [Downtown Livability](#) project, which was referenced by the Commission on Wednesday night. This approach includes perimeter overlays at the edges of Downtown. These Downtown policies and regulations govern the Pinnacle development you are referencing. Those policies within the Northwest plan are intended to provide further buffers or transitions on the Northwest Bellevue side of the border between the two.

I hope this helps clarify the intersection between our various planning documents in the City. Thank you again,
Elizabeth



Elizabeth de Regt, AICP, AIA, LEED AP ND
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From: Craig Spiezle <craigsp@agelight.com>
Sent: Thursday, July 8, 2021 3:58 PM
To: PlanningCommission <PlanningCommission@bellevuewa.gov>
Cc: Brod, Brooke <BBrod@bellevuewa.gov>; de Regt, Elizabeth <EdeRegt@bellevuewa.gov>; Orr, Carol <COrr@bellevuewa.gov>; Tyler, Laurie <LTyler@bellevuewa.gov>
Subject: 2021 Comprehensive Plan Amendments: Neighborhood Area Plan for Northwest Bellevue / FW: Pinnacle Development North & South - Parties of Record

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To: City of Bellevue Planning Commission

Mohammad Malakoutian (Chair)
Carolynn Ferris (Vice Chair)
Vishal Bhargava
Karol Brown
Anne Morisseau
Radhika Moolgavkar

Re: 2021 Comprehensive Plan Amendments: Neighborhood Area Plan for Northwest Bellevue

As a follow to my comments at last night's Planning Commission meeting, I wanted to submit the following comments and points of clarification. As echoed by one of the members of the Commission, it is important to look at all the neighborhood plans in totality, as they each have a direct impact on the adjacent neighborhood(s). To this point on the surface it appears the goals of the NW Bellevue Neighborhood draft plan may not be aligned to those proposed by the Pinnacle Development project, (see attached letter including 70 Bellevue resident signatories). Specific concerns include (but not limited to) goals and policies; S-NW-4, S-NW-9 and S-NW-10 and S-NW-36. While it is acknowledge Pinnacles plans are not complete and are in the early state of review, as proposed they do not include a buffer to adjacent properties nor provide a meaningful gradient in height from the 11 floors proposed to the adjacent neighborhood. Additionally while we support affordable housing, potential concessions which could be offered by the City to the developer permitting increased density might be counter to the over all goals of the Neighborhood plan.

Thank you in advance for your time and consideration. I look forward to additional dialog so we can optimize the alignment of the goals of the neighborhood plans. Collectively I 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.

Craig Spiezle

From: Craig Spiezle

Sent: Tuesday, July 6, 2021 10:43 AM

To: ltlyer@bellevuewa.gov; corr@bellevuewa.gov

Cc: craig.spiezle@gmail.com; de Regt, Elizabeth <EdeRegt@bellevuewa.gov>;

RRodni@bellevuewa.gov; Brod, Brooke <BBrod@bellevuewa.gov>; kmcdonald@bellevuewa.gov;

OMohammed@bellevuewa.gov; Craig Spiezle <craigsp@agelight.com>

Subject: Pinnacle Development North & South - Parties of Record

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

Thank you for taking the time to speak last week. 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 attached comments. 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.

Note to protect the privacy of the residents and to help prevent email harvesting, I have attached a version of the letter without email address which can be provided to comply with public records requests. Further upon request I can provide the physical street address of all signatories.

Craig

Craig Spiegle
President, Agelight Advisory & Research Group
<https://agelight.com>
425-985-1421
(He/Him/His)



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From: [Craig Spiezle](#)
To: [PlanningCommission](#)
Cc: [Brod, Brooke](#); [de Regt, Elizabeth](#); [Orr, Carol](#); [Tyler, Laurie](#)
Subject: 2021 Comprehensive Plan Amendments: Neighborhood Area Plan for Northwest Bellevue / FW: Pinnacle Development North & South - Parties of Record
Date: Thursday, July 8, 2021 3:57:50 PM
Attachments: [image003.png](#)
[PinnacleDev-Citizens-of-NWBellevue-PublicDisclosure.pdf](#)

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To: City of Bellevue Planning Commission

Mohammad Malakoutian (Chair)
Carolynn Ferris (Vice Chair)
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Re: 2021 Comprehensive Plan Amendments: Neighborhood Area Plan for Northwest Bellevue

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Craig Spiezle

From: Craig Spiezle
Sent: Tuesday, July 6, 2021 10:43 AM

To: ltyler@bellevuewa.gov; corr@bellevuewa.gov
Cc: craig.spiezle@gmail.com; de Regt, Elizabeth <EdeRegt@bellevuewa.gov>;
RRodni@bellevuewa.gov; Brod, Brooke <BBrod@bellevuewa.gov>; kmcdonald@bellevuewa.gov;
OMohammed@bellevuewa.gov; Craig Spiezle <craigsp@agelight.com>
Subject: Pinnacle Development North & South - Parties of Record

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

Thank you for taking the time to speak last week. 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 attached comments. 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.

Note to protect the privacy of the residents and to help prevent email harvesting, I have attached a version of the letter without email address which can be provided to comply with public records requests. Further upon request I can provide the physical street address of all signatories.

Craig

Craig Spiezle
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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:

Elizabeth de Regt, COB Senior Planner, Neighborhood Programs, ederegt@bellevuewa.gov
Rebecca Rodni, COB Neighborhood Traffic Safety Services RRodni@bellevuewa.gov
Brooke Brod, COB, Community Engagement Lead, bbrod@bellevuewa.gov
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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

Yining Chen
Jian Chen
Dong Chen
Pei Chen
Gang Cheng
Yanji Cong
Robert Cremin
Jane Cui
Geng Cui
Jack Dai
Lian Dai
Don Dickson
Liz Dickson
Wei Duan
Mike Eggenberger
Lijiang Fang
Min Fei
Gary Flake
Jennifer Flake
Ann Fredericks
David Fredericks
Liping Gao
Bonnie Grant
Mike Hatmaker
Hua Hong
Yuchen Hu
Ying Hu
Wenjie Hu
Bai Jianbin
Eric Jing
Cathie Jing:
Don Kirshner
Jean Kirshner
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Wenbin Meng
Ruby Okada
Paresh Rajwat
Lauren Rajwat
Tiffany Shao
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