



<https://LochlevenWA.org>

October 13, 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,

As a follow up to my letter dated July 6, 2021, the Lochleven Community Association (LCA) submits the following comments and is requesting to be classified as “party of record” for the permits listed above. Established in 1907, today Lochleven includes over 500 households representing over 1,200 residents.

In review of the updated documents the developer submitted in early September 2021, we are reaffirming these concerns. 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 residents. We are reiterating our request for a comprehensive review for alignment to the 2021 Comprehensive Plan Amendments to the Northwest Bellevue Neighborhood Area Plan¹, 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).

1. Traffic Impact Study - During the June public meeting the developer stated they did not have an estimate of the number of occupants nor the combined traffic patterns from the retail stores, ride share services, school bus routes and deliveries. There is a reasonable risk the increased traffic will create sustained and frequent gridlocks. 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 benefit of opening NE 12th street to 100th. Reflecting the change in commuting patterns we are requesting the afternoon traffic studies expand the defined afternoon peak hour one hour longer to 7 pm. Please clarify 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).

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

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? 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. 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%.² Please provide an overview of the efforts to both increase the canopy and reduce the carbon footprint. It is suggested the lower residential buildings 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 minimum tree canopy for this and all future developments and/or fund other tree canopy initiatives in the COB to offset this requirement.
4. 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? How can residents be assured the COB will not expand RPZ 9 eligibility in the future to include residents east of 100th?
5. Building Materiality - Reflectivity - We are requesting the COB review the planned exterior glass surfaces regarding the reflectivity. 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.
6. Low Income Housing - Affordable housing has been highlighted in the neighborhood planning process. While Planning Commission ignoring community feedback has approved DADU in NW Bellevue, why is the Commission not requiring Pinnacle to include affordable units and/or a fee in lieu of providing affordable housing?³

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



President Lochleven Community Association

² COB Tree Assessment <https://bellevuewa.gov/city-government/departments/community-development/environmental-stewardship/trees-open-space>

³ COB Affordable Housing bellevuewa.gov/city-government/departments/community-development/housing

Cc:

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