

July 14, 2021

via email [planningcommission@bellevuewa.gov](mailto:planningcommission@bellevuewa.gov)

City of Planning Commission  
City of Bellevue  
450 110th Ave NE  
Bellevue, WA 98004

Re: Northwest Bellevue Neighborhood Plan

Dear City of Bellevue Planning Commission

On behalf of concerned residents of Northwest Bellevue and the Lochleven neighborhoods, I would like to thank Elizabeth de Regt and Brooke Brod for their outreach in developing the amendments to the Northwest Bellevue Neighborhood Area Plan. Their efforts represent openness and inclusiveness and the resulting draft plan supports our shared goals of building a sustainable and vibrant community creating a sense of place and sense of community.

It is important to recognize Northwest Bellevue is not a single homogenous neighborhood and has several distinct neighborhoods with their own respective issues and priorities. As such, we are requesting page six of the draft plan to include mention of Lochleven as a unique sub-neighborhood with its rich history and character and adjacently to the downtown core and Bellevue Square.

As a follow up to last week's study session, we would like to reinforce the concern raised by a Commission member questioning how these plans complement and/or conflict with adjacent neighborhood plans. Heightening this issue is the Compressive Plan for the Bellevue Village District and the implications introduced by the Pinnacle North and Pinnacle South developments. The sheer size of this development will both metaphorically and physically overshadow the adjacent neighborhoods, negating many of the Northwest Bellevue Neighborhood plan's objectives including creating a sense of place and sense of community, promoting access and a sustainable environment.

Pinnacle's preliminary plans appear to be silent and /or potentially conflict with the City's comprehensive plan for the Bellevue Village District, and may significantly impact the draft Northwest Bellevue Neighborhood Plan being presented today.

We are requesting the Commission study Pinnacle's plans to insure they both comply with the previously approved Bellevue Village District plan and do not negatively impact the draft Northwest Bellevue Neighborhood Plan including but not limited to the following Bellevue Village District policies;

- S-DT-58 -Create intimacy for the pedestrian through the development of "alleys with addresses." These are small-scale pedestrian frontages accessed off of through-block connections.
- S-DT-59. Continue to provide neighborhood-oriented retail and service uses for the Northwest Village District as well as for the surrounding neighborhoods both within and outside Downtown.

- S-DT-63. Develop a neighborhood park in the Northwest Village District.
- S-DT-120. Provide an equitable distribution of Perimeter Areas along the north, west, and south boundaries of Downtown, based on their potential for protecting surrounding residential neighborhoods.
- S-DT-121. Provide incentives for multifamily residential uses and neighborhood-serving retail and service uses within Perimeter Areas to participate in traffic mitigation measures to reduce impacts on surrounding residential neighborhoods.
- S-DT-123. Establish development standards and design guidelines for Perimeter Areas that will break down the scale of new development and add activities and physical features that will be compatible both with the Downtown Subarea and surrounding residential areas.
- S-DT-124. Utilize sidewalk, landscaping, and green space treatments within Perimeter Areas to provide a transition from Downtown to surrounding residential neighborhoods

In summary, we encourage the Commission to look at the neighborhood plans in totality and reevaluate plans which may negatively impact adjacent neighborhoods for future generations.

Respectively,

Craig Spieze

on behalf of Concerned Citizens of the Northwest Bellevue

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