



City of
Bellevue Post Office Box 90012 ▪ Bellevue, Washington ▪ 98009

May 7, 2021

Ms. Kandice Kwok
JYOM Architects
440 15th Street
San Diego, CA 92101
Kandice.kwok@jyomarchitects.com

RE: Pinnacle Bellevue North
Project #: 21-103195-LD; 21-103192-LP
Revision Request #1

SENT VIA MYBUILDINGPERMIT.COM

Dear Ms. Kwok:

The Development Review Committee (DRC) has reviewed the plans submitted/dated February 22, 2021. Below are the initial comments and revision requests from the City's review team. **Please note that additional information may be requested as a result of our review of your resubmittal.**

The level of detail provided under this submittal was not at a level for staff to provide an in-depth review. Therefore, many of the comments below reflect this, and we will be looking for a thoroughly detailed re-submittal so that City staff can provide you with the appropriate review needed for the project. The overall review time of this project will now be extended due to the lack of information under the initial submittal, which effectively used up a revision cycle. Communication between your team is essential to ensure that what is submitted to the City is meeting the requirements and is also reflective of our DC discussions. Consistency between plans is imperative moving forward with the review of this project.

If you would like to meet to discuss these comments prior to submitting a revision, please let me know and I can schedule a virtual meeting. You are also welcomed to reach out directly to any reviewer listed below for clarification on their comments.

Department comments are as follows:

#21-103195-LD – DESIGN REVIEW

Land Use

Staff Contact: Laurie Tyler, (425)-452-2728, lyler@bellevuewa.gov

General

1. Provide a project narrative which describes the design theme and programming of the project and upload as project narrative. What was submitted is not adequate. Here is

the submittal requirement: <https://bellevuewa.gov/city-government/departments/development/permits/faqs/plan-requirements/project-proposal>

2. Provide a written response to the decision criteria in LUC 20.30V.150 and LUC 20.30F.145. "The design criteria have been met" is not acceptable. This is a requirement of submittal and was requested in your pre-application conference letter: <https://bellevuewa.gov/city-government/departments/development/permits/faqs/plan-requirements/project-proposal>
3. As you have chosen to construct this development in a single-phase, extended vesting is not something that we would consider for the LP application. For a single-phased construction project, both of your LD/LP approvals would expire 2 years from the date of the final decision, unless a complete building permit application (not shoring) is filed before the end of the 2-year term. However, if you are going to need more than 2 years to file ALL of your complete building permits to construct the project, then we would look at extended vesting in order to determine how many years are needed for all required building permits to be submitted for the project. This means that you will need to provide a detailed construction sequencing plan for how the proposed buildings will be constructed, and also include preliminary information on when they expect to receive TCO. In other words, how many years will it take to submit all required building permits to construct the project?

Regarding construction sequencing and the TCO question, how will the parking below grade accommodate each tower that opens post construction? How will recycling/refuse collection be accommodated and accessible for those towers which open before others? This plan will need to be coordinated early with the Building division for the Estimated Timeline Sequence (ETS) and will be used to determine any request for extended vesting to accommodate the submittal of all required construction permits for this single-phase construction project.

4. Will you be submitting a Boundary Line Adjustment (LW) to combine the two existing parcels into one large parcel for this development? Or are you seeking a Binding Site Plan (LF)? Please submit an application for either a Boundary Line Adjustment (LW) or a Binding Site Plan (LF) so we can process this at the same time as the rest of the entitlements.
5. Provide a physical color and materials board. Modifications can still be made to the color/materials board throughout the review process. Delivery coordination will need to be made to drop off at Bellevue City Hall, which remains closed to the public. Contact me when you are ready to deliver so I can ensure accommodation can be made.
6. Provide a copy of the Republic Services approval letter and associated loading plans. If this is still being reviewed by Republic, provide with the next revision cycle. You will also need to include the updated/approved plan sheets in the ADR plan set. Reference item #3 under Building Floor Plan below for additional comments regarding refuse/recycling.
7. Provide an FAR spreadsheet and amenity table with your next submittal. Templates are attached. These are needed for staff to adequately review your project to ensure you are meeting FAR and the FAR Amenity Bonus requirements for the project. We should schedule a meeting to go over these so that you understand how to fill them out. This will be a helpful tool as you go through the entitlement process.

8. Fill out the attached dimensional tables specific to the MDP vs. Design Review. We should also schedule a meeting to go over these so that you understand how to fill these out. It's important to have an understanding of where each tower is sited in relation to its underlying zoning. In addition, you will have to account for the small building area located in the A-1 perimeter overlay.
9. Provide a Geotechnical Report that is final. The copy provided indicates "draft".
10. Phase 1 ESA is for both Pinnacle North and South. Provide an addendum specific to Pinnacle North only to address impacts of this project. This project is separate from Pinnacle South.
11. Provide a sheet which diagrams and details out how each frontage (NE 10th & 102nd Ave NE) is meeting the respective ROW guidelines. This was requested in your pre-application conference letter. If you would like to see an example, let me know and I can send you one from another downtown project. Also detail out what your points of interest are on each ROW. Refer to definition of "points of interest" in the downtown code for clarification.
12. Tower separation in the B-2 overlay is 40' per footnote 15. Tower separation in DNTN-R/B-1 & A-1 is 60'. Tower separation is applied for towers that exceed 100' in height, but the separation is measured at 80' above AFG. Provide a tower separation diagram in your next submittal. It appears that towers 6 and 7 exceed 100' in height and are required to provide a 60' tower separation measured at 80' above AFG. The towers appear to be only 40' separated. I will also note that there is an error in the land use dimensional chart that points to footnote 14 under tower separation, but this is incorrect. Tower separation is applied between multiple towers within a project limit, and not applied between adjacent properties. Tower setback is applied at the interior property line (footnote 14) and is to provide more light/air between the proposed development and adjacent properties. You can also reference the tower separation section of the downtown code here: <https://bellevue.municipal.codes/LUC/20.25A.075.B>
13. Update the parking table to show the minimum and the maximum parking ratio required by code and show what you are ultimately providing for each use so that it's clear how many stalls for each use are being provided in this development. Show the number of units and square footage of each use, so it's clear that the correct number of stalls are shown. Show bike parking location as well.

Building Floor Plan

1. Remove indications of Pinnacle South from these plans. Floor plans should be specific to Pinnacle North only.
2. Parking levels: Identify stalls as standard or compact. Provide dimensions of stall width and depth for each on the plan itself or provide a separate detail on the same plan sheet. Identify if the drive aisles are one-way or two-way so we can determine if you are meeting the required total aisle width for each drive aisle in each level of the garage.
3. Provide a plan that details out the refuse/recycling areas. This wasn't shown on the parking level or the ground floor level next to the loading spaces. This is needed to have a successful meeting with Republic Services Staff, which we are not able to schedule at this time due to lack of information. Include information on how tenants will be able to use these refuse/recycling areas without the need to move refuse/recycling outside of

the buildings. All refuse/recycling/compost movement shall occur within the building structure. Provide pathway diagrams to indicate how this movement will occur between buildings and the refuse/recycling collection areas.

4. Provide roof floor plans for each building/tower. Provide mechanical penthouse information for each tower. Also indicate any rooftop garden or amenity areas (swimming pool?) on floorplans.
5. Provide the range of floor plans for each tower. Typical floorplans were provided for each tower, but will this same floorplate be replicated for all levels of each specific tower? Indicate on the typical floorplate "levels X to X" and provide additional floorplans where needed to show design differences.
6. Refer to mark-ups on sheet A0.11 regarding tower floorplate. It appears that you will exceed the maximum floorplate for residential (20,000) above 40' between towers 1-3. Any areas of shared podium would be counted toward the floorplate maximum with each tower between 40' and 80', unless it's outdoor deck area (not enclosed space) connecting the towers. Everything below 40' is unlimited for floorplate, which is where a podium is allowed. If you have any areas of podium that are enclosed between 40' and 80' then that gets counted toward the maximum floorplate and cannot be approved if it exceeds maximum allowable floorplate.

In addition, there are no diagrams to support floorplate averaging for individual towers, so I assume you are not averaging.

Building Elevations/Sections

1. Provide dimensioned elevations of each side for all 7 buildings. Here are the submittal requirements: <https://bellevuewa.gov/city-government/departments/development/permits/faqs/plan-review-resources/architectural-plan> Rendered elevations should be in addition to your elevations. Only rendered elevations were submitted, which are not adequate for review. If you need an example of what should be submitted, let me know and I can show you an example.
2. Update all elevation and section drawings to show trigger heights, maximum building height/maximum building height with mechanical, permitted by the applicable perimeter overlay. This should be shown for each building/tower in the project.
Towers 1-3 = Perimeter B-2
Tower4-7 = Perimeter B-1

Any structure (Tower 4?) within Perimeter A-1 will have to meet height requirements of that overlay. We need to ensure each tower is not exceeding maximum building height AND maximum building height with mechanical. You should also include section drawings of garage entry so we can understand the height clearance and how it will be screened from the adjacent public realm.

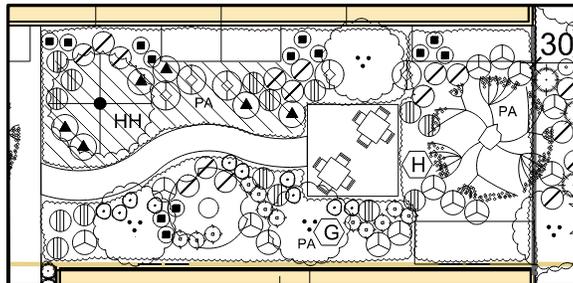
Building Design

1. Comments on color/materials will be provided once we receive the physical color/materials board to review in conjunction with the building renderings. This should be submitted soon so we can provide additional design comments.

2. How will the northern elevation ground level wall be treated? Rendered elevations show this as a taupe textured paint. Provide more details and renderings.

Landscape

1. Remove Pinnacle Bellevue South from the plan set. This plan set should be specific to Pinnacle North only and provide details for this development.
2. This should be a completed landscape plan set with sheet numbers, landscape architect information, etc. Include dimensions of all walkways and pathways. We need to understand paving materials, width of walkways, planter areas, etc. Diagrams provided are helpful, but we need the actual landscape detailed plan to review under Design Review.
3. Review the attached handout regarding Soil Volume. You will need to show on your next resubmittal how you will meet the required soil volume for this project. If you have any questions, we can have a meeting with Park's to review the project and preliminary calculations. This is to ensure your project will meet the soil volume requirement well in advance of a clear and grade permit submittal for the project.
4. Provide additional renderings of this space:



5. Identify locations and design of all pet relief areas throughout the project. Provide section details of each pet relief design. Note, these should only be minimally used in a streetscape planter. Pet relief areas should be primarily located on private property. The property owner is responsible for maintaining these areas if located in the landscape strip along the public sidewalk, and any pet relief areas within the landscape strip along the public sidewalk should be filtered prior to entry into soil or the storm sewer system. Any pet relief areas within the site must drain to the sanitary sewer. All pet relief areas must be irrigated or cleaned on a regular basis (nightly) to reduce potential negative public health and environmental effects.

Parks Department Comments

1. Providing sufficient soil volume will be required for street trees per LUC 20.25A. Please refer to Parks Environmental Best Management practices and Design Standards Manual for Soil Volume Requirements for trees in ROW: [Parks Environmental Best Management Practices 2020 \(bellevuewa.gov\)](https://www.bellevuewa.gov/DocumentCenter/View/10000/Parks-Environmental-Best-Management-Practices-2020). Information about calculating for Soil Volume can be found starting on page 80. Please also refer to the attached Soil Volume worksheet to assist with calculations. Location of soil cells or structural soil areas should be shown on plan in relation to utilities to show that they are not in conflict. Offsets may be requested for some utilities. We recommend that Landscape Architect and Civil work together early to avoid conflicts impacting soil volume. Placement of other features such as pet

relief areas or courtesy strips should be considered so that they don't disrupt needed continuous soil. Soil volume questions can be directed to Merryn Hearn, Parks: mhearn@bellevuewa.gov.

2. Separate dedicated ROW irrigation meter, DCVA, master valve and controller will be required for each block in this project. Irrigation in the right-of-way must conform to City standards. Please refer to the Environmental Best Management Practices Manual for basic Irrigation requirements for the Right-of-Way. <https://parks.bellevuewa.gov/nature-and-environment/policies-best-practices/environmental-best-management-practices/>
 - a. Page 82 for general irrigation requirements
 - i. All pipe in the ROW shall be Schedule 40.
 - ii. All irrigation wires in the ROW shall be in conduit.
 - iii. The ROW irrigation controller must be accessible by City Staff 24 hours a day.
 - iv. Provide a 6" sleeve for irrigation under all driveway crossings, and a 4" sleeve under sidewalk crossings.
 - v. Minimum 1" laterals
 - b. Page 210-237 Irrigation standard details. We can provide CAD versions, as well. Standard Plans & Design Requirements

Irrigation

- A water budget shall be developed.
- Irrigation Plans shall include plan schedules, irrigation head and zone schedules, irrigation controller, irrigation meter location/type/size, and power source.
- Sleeving size to be noted at each sleeve location.
- Irrigation sleeving should be identified on both the landscape plan set AND any electrical conduit or applicable hardscape/paving plan sets. Sleeving should be installed under all driveway and roadway crossings, as well as applicable sidewalk crossings to connect planting strips to each other and back of sidewalk.
- Sleeve to be a minimum of 2xdiameter of pipe/wiring bundle contained with a 4" minimum size. All sleeving under roadway, driveways or containing main line shall be 2xdiameter of bundle or 6" whichever is greater.
- Irrigation pipe sizing is to be clearly noted on each sheet. Parks prefers size notes on plan rather than legend, if legend it needs to be on each sheet and marks clearly legible.
- Each valve to have #, size and GPM noted on plan.
- A two wire system with Rain Bird ESP-LXMD controller shall be utilized for new installation dedicated ROW systems
- Field wiring to be contained in electrical conduit from controller swept into each valve box or junction box and looped to provide slack. Wire gauge, conduit path and number/color of wires to be noted on plan sheets and extend to main line end QC.
- Controller power source and conduit size/route to be shown on all applicable sheets.
- All ROW landscape planters shall receive 12" pop up spray heads in a triangulated head to head coverage pattern.
- All soil cells shall receive a separate soil cell drip irrigation system per standard detail.
- All street trees shall receive a separate root watering system zone (Rain Bird RWS-MBC-1402, two per tree)

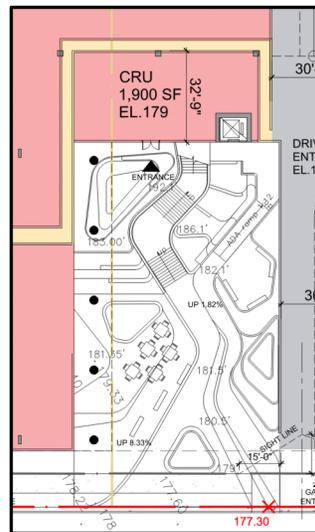
3. ROW Landscaping
 - a. Please include the planting strip soil detail SW-130-1 from the Transportation Design Manual.
https://bellevuewa.gov/sites/default/files/media/pdf_document/SW-130-1.pdf
 - b. Remove note on plant schedule for street trees to be branched at 7' height. This is much too high to limb up a young tree.
 - c. Please find an alternative for the following ROW plants:
 - i. Lavandula angustifolia- we find that this plant only looks good in ROW streetscapes for a couple of years before needing to be replaced.
 - ii. Rubus calycinoides- difficult to keep from climbing over neighboring plants

Outdoor Plaza

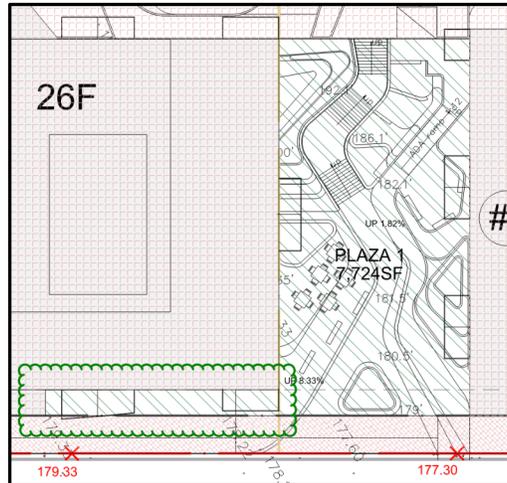
1. You are required to provide 10% of the site area as dedicated publicly accessible outdoor plaza, which should meet the requirements in <https://bellevue.municipal.codes/LUC/20.25A.070.D.4>. Provide a separate plan sheet which details out the locations, square footages and responses to how each design criteria are being met.
2. The plaza design adjacent to NE 10th street needs to be reconsidered. The following are some of the items identified:
 - There are 3 modes of travel: the sidewalk, the ADA ramp and the stairs. Perhaps this is too many and should be condensed to provide more useable space?
 - The ADA ramp is the primary focus of the plaza, but this doesn't provide useable space. It's also created a hard boundary between the sidewalk and the plaza areas, so no one from the sidewalk can enter.
 - Are all areas of the plaza within 30" of the sidewalk grade? We can only include them as plaza if they are meeting that dimensional standard, otherwise the square footage of the plaza is reduced.
 - There isn't much useable space proposed, and what is useable, could be privatized adjacent to the building. Privatized space should be identified under the Design Review to show where the publicly accessible plaza is located.
 - We understand the challenges with the grade change, but the plaza design needs to be reconsidered to be more engaging and more accessible.
 - Don't you still need handrails along the sidewalk because of the grade change? None were shown adjacent to the sidewalk, only for the ADA ramp.
3. For the additional eastern plaza area on NE 10th to be counted as outdoor plaza, provide a design that is more activating and not just a pass through to get into the adjacent commercial space/building. What are the elevations of the seating areas of this plaza? Is it within 30" of the adjacent sidewalk to meet the outdoor plaza design criteria? Provide drawings of this space.



4. In the east plaza area, adjacent to 102nd Ave NE, will there be more useable green space? For example, in the south west corner of the plaza there is a corner of landscaped area, but is this accessible? How is the CRU space accessed in this same area? This plaza contains a lot of hardscape, which is not inviting.



5. The area clouded in green is not part of the east plaza. This is the enhanced streetscape amenity. Remove from outdoor plaza calculation. Consider using as the enhanced streetscape amenity.



Through Block Pedestrian Connection

1. There is a lot of paving proposed throughout the entirety of the through-block connection. The paving identifying the walkway is a nice feature to help guide users, but the accent paving appears dark. It's difficult to tell from the drawings provided without any clear material palette. Since most of the through-block is located between buildings which won't have a lot of access to sunlight, there is concern that the paving might contribute to a darker, uninviting environment, if the pavement is too dark. Provide examples of what the paving is proposed to be.
2. Consider shifting the walkway across the vehicular turn around to provide a more direct connection. Users would likely walk straight toward the central plaza, through the vehicle lane, and not follow the walkway paving. See mark-ups on enlarged node design sheet for clarification.
3. The three plazas which connect the through-block connection don't appear to have anything design related which ties them together except the paving material. Consider ways that these designs can work better together.
4. Under the DC permit drawings, the crosswalk for 102nd Ave NE was shown at the eastern plaza to connect east across 102nd to complete the through-block connection, but now this is shown closer to the intersection with NE 10th. This is not what we discussed in our DC meetings. See Transportation comments below.

Green and Sustainability Factor

1. Provide a Green & Sustainability worksheet and corresponding plan to identify locations of each element taken advantage of. This worksheet was provided under the Pre-App Conference. Let me know if you need me to resend it. Cross check to ensure the numbers are reflective between the worksheet and the associated diagram/plan. This worksheet should be located on its own plan sheet with the corresponding landscape diagram for ease of review by staff. If you want to see an example of how other downtown projects are meeting this requirement within their plan set, I can also send an example of one.

Lighting

1. Is there any lighting proposed for the exterior of each building/tower or for the top of the buildings/towers? If so, please describe and provide examples. Note that any lighting proposed at the top of a building/tower must be dimmable.
2. Provide renderings of the development showing the exterior lighting design.

Departures

1. You will need a Departure for the Build-To Line as the project does not meet the Build-To Line (back of sidewalk) along NE 10th and for areas along 102nd (plaza/enhanced streetscape).
2. You will need to file a Departure for the 'D' rights-of-way along NE 10th Street and 102nd Avenue NE, as you have chosen to pull the buildings back from the Build-To Line (back of sidewalk) in areas to accommodate the outdoor plaza and what appears to be enhanced streetscape. By not meeting the build-to line, you are not meeting the ROW guidelines for a 'D' ROW i.e. transparency, weather protection, points of interest. Provide a narrative in your departure that describes how the current design of these frontages is a better outcome than strict application of the code (having the building at the back of the Build-To line) and provide relevant Comprehensive Plan policies.
3. If you intend to exempt the ground level active use spaces, then the frontage of those spaces will need to meet the 'A' rights-of-way guidelines. However, because you are not meeting the build-to line, you will need to document how the building design is still meeting the intent of the 'A' rights-of-way guidelines and is still a better result than strictly meeting the code. Provide relevant Comprehensive Plan policies in your departure response.
4. If you are proposing any amount of compact parking stalls (maximum permitted is 65%), you will need to file a departure to allow compact stalls as well.

Comprehensive Plan Policies

See mark-ups on attached document.

Downtown Design Guidelines

See mark-ups on attached document. Please review all downtown design guidelines and provide responses to all guidelines. All guidelines must have a response, including a response to each point below each guideline. Some sections are missing responses to all points below the guidelines. Provide a revised/updated document for land use review. Land Use will provide comments on this document once you submit complete responses.

Transportation Department

Staff Contact: Orooba Mohammed, (425)-452-4638, omohammed@bellevuewa.gov

See attached Transportation comments.

Utilities Department

Staff Contact: *Mohamed Sambou, (425)-452-4853, msambou@bellevuewa.gov*

See attached Utility comments.

Clearing and Grading

Staff Contact: *Janney Gwo, (425)-452-6190, jgwo@bellevuewa.gov*

Draft geotechnical report was submitted. Please submit final Geotech report.

Fire Department

Staff Contact: *Bill Lehner, (425)-452-2925, blehner@bellevuewa.gov*

This is a very large project, Super Block type. The initial intent is to proceed as a single phase, but that may not be realistic. Two 250' & one 150' high rises occupy one half of the site while 4 at approximately 100' the balance. A large grocery store (large loading dock) will occupy the center of the project "below grade," surrounded by parking and accessed from 102nd Ave. A Civil "turning" plan reflects 30 ft trucks, but the loading dock reflects 55 ft combinations. Consideration must be given to supplying the fire protection systems in the various buildings, which appear to require at least 3 utility connections. Two buildings and the connecting podium may be supplied with a single 8" connection and reservoir/pump system.

Fire/Emergency access will depend on internal facilities & during construction will be challenging, so adherence to IFC 33 and particularly IFC 3308 (Owner's responsibility) will be especially important. FARS will be required in all buildings, but FSAE only in the three largest. Elevators complying with IBC 3002.4 is required in each of all 7 buildings. Surface vehicle access appears only from NE10th, which may result in a traffic signal. Garage and Loading access are from 102 Ave NE.

Comments from the Master Development (LP) permit also applies:

- CIVIL: Please make existing and new hydrant locations and fire service water connections very apparent.
- LANDSCAPING: Linear walkways need to be within 200 feet of a hydrant or standpipe. Landscaped areas such as rooftops must be within 200 feet of standpipe hose valve.
- BLDG FLOOR PLANS: The Ground level Loading Dock is required to be sprinklered at 0.28gpm/sf over 2600 sf. Bellevue's interpretation of NFPA-13, A.5.4.2 is intended to protect shielded fires in truck/trailer fires. Access & turnaround is acceptable.
- Upper Ground Level Access: Acceptable.
- Fire command Centers are required in each of the high-rise buildings although a centralized control FCC will be favored in one.
- Firefighters Air Systems (FARS) are required in each high-rise bldg. Consolidation similar to the reservoir plan will be considered.
- Smoke Control is required in the form of pressurized stair enclosures and elevator hoistways plus loading dock exhaust. All require engineering and must be approved before the above grade building permits may be issued.

Building Department

Staff Contact: *Robert Snyder (425)-452-4475, rsnyder@bellevuewa.gov*

See attached Building comments.

#21-103192-LP – MASTER DEVELOPMENT PLAN

Land Use

Staff Contact: Laurie Tyler, (425)-452-2728, lt Tyler@bellevuewa.gov

1. Provide responses to the MDP decision criteria in LUC 20.30V.150.
2. The plan set under the MDP only needs to focus on the items required for an MDP, which are listed here: <https://bellevue.municipal.codes/LUC/20.25A.030.B>

Please update the plan set to be an MDP plan set according to these requirements.

Transportation Department

Staff Contact: Orooba Mohammed, (425)-452-4638, omohammed@bellevuewa.gov

See attached Transportation Comments.

Utilities Department

Staff Contact: Mohamed Sambou, (425)-452-4853, msambou@bellevuewa.gov

See attached Utility comments.

Clearing and Grading

Staff Contact: Janney Gwo, (425)-452-6190, jgwo@bellevuewa.gov

Draft geotechnical report was submitted. Please submit final Geotech report.

Fire Department

Staff Contact: Bill Lehner, (425)-452-2925, blehner@bellevuewa.gov

1. CIVIL DWG C6.0 shows a 30ft truck but loading dock plans show 55ft.
2. Other plans show up to two 8" water connections. Clearly show proposed water connections & hydrants. COB allows two buildings and a connecting podium to be served by a single reservoir/pump assembly. Provide an outline of how this is desired to be accomplished. One 8" connection will be sufficient for a reservoir/pump assembly, serving the same two buildings.
3. Each high-rise building requires two Fire Dept Conns (FDC), which may be minimized in recognition of the "single reservoir plan" mentioned above. Please locate these for each building, keeping in mind that each must be within 100 feet of a fire hydrant.
4. LANDSCAPING: Linear walkways are to be within 200 feet of a hydrant or standpipe hose outlet.
5. Landscaped areas such as rooftops must be within 200 feet of a standpipe hose valve.
6. BLDG FLOOR PLANS: The Ground level Loading Dock is required to be sprinklered at 0.28gpm/sf over 2600 sf. Bellevue's interpretation of NFPA-13, A.5.4.2 is intended to protect shielded fires in truck/trailer fires. Access & turnaround is acceptable.
7. Upper Ground Level Access: Acceptable.

8. Fire command Centers are required in each of the high-rise buildings although a centralized control FCC will be favored in one.
9. Firefighters Air Systems (FARS) are required in each high-rise building. Consolidation similar to the reservoir plan will be considered.
10. Smoke Control is required in the form of pressurized stair enclosures and elevator hoistways plus loading dock exhaust. All require engineering and must be approved before the above grade building permits may be issued.

Building Department

Staff Contact: Robert Snyder (425)-452-4475, rsnyder@bellevuewa.gov

See attached Building comments.

Next Steps:

Please submit a consolidated revision submittal regarding the above information requested within 60 days (**July 7, 2021**) and upload to this permit through www.mybuildingpermit.com. Please submit the complete set of plans (not just the sheets which changed) and any supporting documentation requested. You will also need to submit a copy of this letter along with your revision, and a narrative describing how each item was addressed, and indicate where in the plan set the change occurred. A word version of this letter can be provided upon request for ease in responding to each item.

If you need additional time to complete this revision, please send an email to my attention requesting an extension on resubmittal and let me know how much additional time is needed (no more than 60 days) and the reasoning for the extension. Given the extent of the revision comments provided by each reviewer in this letter, we anticipate that you will likely need an extension on resubmittal to the City in order to be able to provide a comprehensive response addressing all comments and design standards.

Please do not hesitate to contact me, or any of the department reviewers if you have any questions.

Sincerely,

Laurie Tyler, Land Use Planner

Laurie Tyler
Senior Planner

Attachments: Transportation Comments
Civil Plan and TIA Mark-Ups
Utility Comments
Building Department Comments
Soil Volume Calculation Sheet
Comprehensive Plan Mark-Ups
Design Guideline Mark-Ups
Sheet A0.11 Mark-Ups
Enlarged Node Design Mark-Ups
Dimensional Charts (LP and LD) - **sent via email in Word**
Draft FAR Amenity Incentive Spreadsheet – **sent via email in Excel**

Cc: Review Team