



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

May 11, 2023

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 #4**

SENT VIA MYBUILDINGPERMIT.COM

Dear Ms. Kwok:

The Development Review Committee (DRC) has reviewed the plans submitted February 27, 2023. Below are additional 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 City review team has identified that none of the plans submitted are consistent with each other. In other words, what is showing on the architectural does not match the civil or landscape plans, and vice versa. There are even architectural sheets in conflict with each other. For the City to continue review of this project, all plan sets must be coordinated and match. Otherwise, City approval cannot be granted with this level of inconsistency for a project of this size. Your design team should be coordinating/sharing plan sheets to ensure consistency throughout the entire plan set. Please pay close attention to the comments and mark-ups provided in this revision letter. All comments and mark-ups must be completed, and a consistent, finalized plan uploaded for City review.

There were a number of duplicate items uploaded and submitted with the same name. There were also multiple items uploaded with the same name. Please ensure that when you upload your next resubmittal to the city, that you do not upload duplicative items and ensure that you only upload one of each item. If you need to combine sets to upload, you may do so. Also, most of the bookmarks do not function. For a plan set of this size, the bookmarks must work. Please ensure the next resubmittal has functioning bookmarks for all plan sets uploaded.

If you would like to meet to discuss the following comments prior to submitting a revision, please let me know and I can schedule a virtual meeting. You are also welcome to reach out directly to any reviewer listed below for clarification on their comments. In your next resubmittal to the City, please ensure that you provide a response to every revision comment in one consolidated comment response letter.

Department comments are as follows:

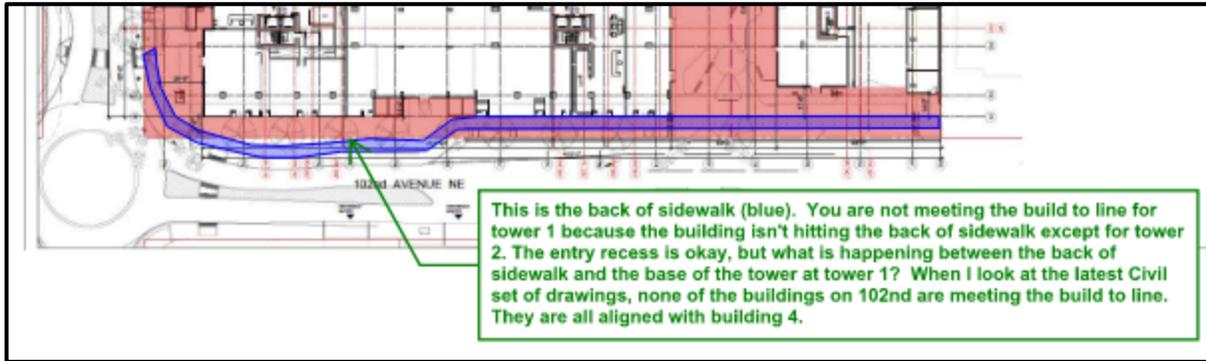
#21-103195-LD – DESIGN REVIEW

Land Use

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

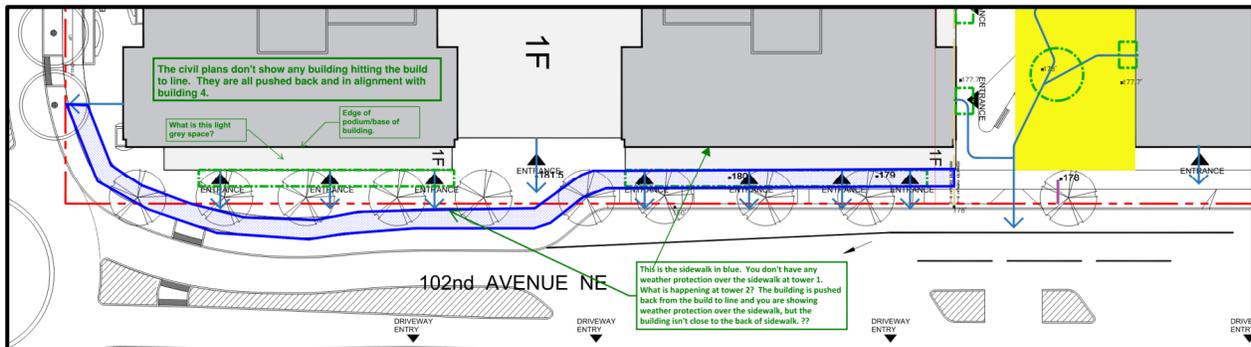
General

1. The site area is not consistent between your FAR amenity chart and what is shown on project plans and the recorded BLA. In addition, you do not exclude the public ROW from the site area. Dedicated ROW located within your property boundaries is still utilized as site area for your project calculations. This means that you are not providing 10% of the accurate site area for the project and will need to provide additional plaza square footage to meet this code requirement. Provide an updated plaza plan showing compliance with the 10% requirement, as well as a revised FAR amenity chart. You will also need to look through the plan sheets submitted to ensure every sheet is consistently using the correct site area. Refer to sheet A0.21.
2. Refer to mark-ups on sheet A0.51. Towers 1, 2 and 3 are not in compliance with maximum floorplate above 80' and trigger height of 105'. I have placed a roadmap at the top of the sheet to show how to average the floorplates above 80' since you are choosing to not follow maximum floorplate above 80' and trigger height. Keep in mind the proposed floor plates can't exceed the maximum permitted, which is what you are showing on tower 3. These three towers will need to be reduced to meet code.
3. Provide a revised FAR spreadsheet and amenity chart using the correct site area. Be sure to fill out all of the columns for each building. The one submitted was not completely filled out. Refer to comments on attached FAR spreadsheet and amenity chart. Active Recreation Area cannot be used for private use. It must be open to the general public, which is not consistent with what you are proposing. Keep in mind you only need to provide the minimum amenity bonus points required. Anything provided above what's required cannot be transferred or sold.
4. The buildings on 102nd Avenue NE do not meet the build to line (back of sidewalk). The architectural drawings are not consistent with the civil drawings, which show towers 1 & 2 and building 4 all pulled back from the build to line at the same alignment. Your build-to line departure is inaccurate when you state that towers 1 & 2 meet the build to line except for the entry point, which is recessed. Refer to comments under Departures. If you do not meet the build to line (back of sidewalk) then you can't provide the required weather protection or meet the ROW guidelines, which means this project isn't meeting the land use code standards on 102nd Avenue NE. Building 4 is an exception since it has to be pulled back to allow for sight distance standards to be met for the driveway. Here is the graphic from the build to line departure:



What can be done in the area between the base of the podium and the back of sidewalk to make this space activating and not just an enlarged sidewalk? Look at the Enhanced Streetscape Amenity. To approve a build-to line departure, you need to demonstrate why this is necessary and show how the proposal is better than strictly meeting the build to line.

5. There isn't any weather protection over the sidewalk on 102nd Avenue NE. The architectural plans are not consistent with the civil plans. Civil plans show buildings 1, 2 & 3 all pulled back from the back of sidewalk. See graphic below.



6. Sheet A0.25 and A0.26: The ROW diagrams still need to be updated to show more clearly the points of interest, specifically on 102nd Avenue NE. Weather protection is a requirement of code and is not a point of interest. The façade of the building is fully glazed, so there are not any architectural elements providing points of interest. You have an opportunity to meet this behind the back of sidewalk since you have so much expanded paving. Look for ways to include special paving (not in the required sidewalk), art, plantings, seating elements, etc. You cannot just use what's in the plaza on 102nd to meet this code requirement. It's for the entire 102nd frontage as a ROW guideline.

DT – Points of Interest: Elements of a building's façade at the street level or in the streetscape that contribute to the active enrichment of the pedestrian realm and design character of a building. Some examples include permanent public artwork, architectural elements, landscape features, special walkway treatments, such as pavement mosaic and inlaid art, and seating areas.

7. Update the elevations to indicate the color that corresponds with your color/materials palette. They are only indicating the wall systems.
8. Update the project narrative document as you continue to refine the project scope. The outdoor plaza space section should be updated with updated square footage. There are likely other statistical items that need updating, or responses to design criteria to reflect departures requested.
9. Update the dimensional tables as these have changed as a result of the comments in this revision letter. Be sure to cross check these dimensional tables with the plan set to ensure consistency as we move toward project approval and note the plan sheet where we can find the dimensional information in the set. I noticed the site area, lot coverage and trigger height are incorrect in the table. I'm sure there are other numbers that will also be incorrect, given the site area was incorrect. I can't fill this out in the staff report until we get these corrected and accurate.
10. Dimension short term load/unload stalls around the vehicle turn around within the site. Identify where loading takes place for UPS/FedEX/Amazon.

Parking

1. Tandem stalls should not be used for commercial retail stalls, as there is no way to manage these. Remove.

If you are proposing tandem stalls for residential uses, then you need to clearly show how many tandem stalls are proposed. Tandem stalls may not be used to meet the minimum parking requirements for residential. You are proposing 56 tandem stalls for residential uses, but you are only showing an additional 28 stalls above minimum for residential (1,452 vs. 1,424). This is not consistent. Unless your parking table is incorrect?

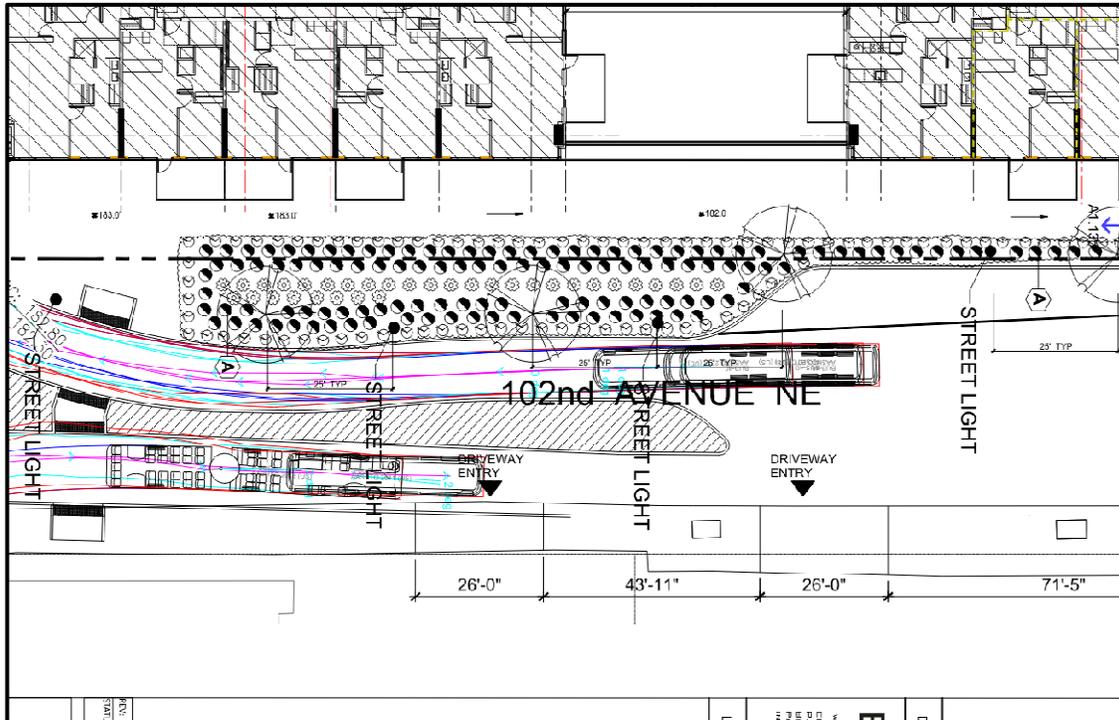
How does a tandem stall work if one is EV charging and the other isn't? Is there enough room to support the EV charging infrastructure with another parking stall to meet width and depth of stall requirements?

Green and Sustainability Factor

1. Update the worksheet using the correct site area (195,431). Some of the streetscape planters are missing on 102nd Avenue NE (see comment under Landscape). You will want to correct this to take credit for those areas and update the diagrams.

Landscape

1. Per the plans submitted, it appears that there are streetscape planters missing from 102nd Avenue NE on either side of the driveway entrance. See graphic below. Please update the plans to include full streetscape planters along this ROW.



Outdoor Plaza

Provide a revised plaza design that shows the expansion to meet the minimum 10% square footage. We like the idea of having additional step seating on the east side as you approach the entrance to the grocery store. The landscape drawings uploaded already show bench seating, so I think this could be expanded to correspond with the step seating around the plaza space.

The renderings for the plaza design continue to indicate moveable tables and chairs in the center of the plaza, in front of the grocery store entrance. We feel these are integral to the success of the space, otherwise it's a blank, open plaza that is not engaging or activated. Unless there are additional permanent elements added to the plaza in this open area, such as bench seating, landscaping, water features or art, we will seek to condition the project to ensure flexible seating is provided in this space year-round to support plaza activation.

Parks Department Comments

- We will not be able to evaluate tree placement, spacing and soil volume requirements until a lighting plan has been submitted. The street light placement currently showing on the landscape plan appears to be excessive and should not need to eliminate so many trees. Trees and associated soil volume will likely need to be added back to the design.
 - Tree spacing for the Acer miyabe 'Rugged Ridge' on 102nd should be 30'.
 - Tree spacing for Nyssa sylvatica 'Fire Starter' on NE 10th should be 25'.
- The edges of ROW planter beds need to be defined on the plan so we can verify bed dimensions. The curb side appears to be drawn in on 102nd, but not the edges or the back side.
- Please show the sidewalk on landscape set.
- Next submittal should show utilities so that we can see they are not in conflict with soil cell placement.

Lighting

1. An exterior lighting plan has still not been submitted and is required for Design Review approval. It should show at a minimum proposed fixtures around and on the buildings/site i.e., building entrances, landscape lighting and any lighting at the top of the towers or on building elevations. Renderings are also helpful to show night views. Here is the requirement for Design Review submittals, taken from the webpage:

Exterior Lighting Plan

An exterior lighting plan can be incorporated with and noted on the landscape plan. Include site building exterior and parking area lighting. Provide details, including pole and mounting height, for all proposed fixtures and include the manufacturer's catalog costs. All fixtures must be designed to prevent light spillage to adjacent properties.

This was the response to the Design Guidelines document. We need to know more about the building lighting.

4. Integrate Building Lighting
Response: Exterior lighting will be integrated in the building façade design to accent features, provide adequate safety lighting on pedestrian paths and to highlight landscape features, all without casting glare into residential units and adjacent developments.

Departures

Build To Line: The architectural plans do not match the civil plans. None of the buildings on 102nd Avenue NE are meeting the build to line, which is the back of sidewalk, yet you updated your departure to say that towers 1 and 2 are meeting it (as a response to our previous comments), except for the recessed entry point. We understand why Building 4 is pushed back. You either need to move the podium of the towers closer to the build to line to meet this code requirement or look for ways to enhance this streetscape area so that it's not a widened sidewalk area that is not activated. Coordinate with Transportation comments to determine what this frontage is supposed to be.

See mark-ups on A ROW Departure form and Compact Parking Stall Departure form.

On your next resubmittal to the city, please combine all departure forms into one pdf and upload together as "Administrative Departure".

Transportation Department

Staff Contact: Randa Kiriakos, (425)-452-2569, rkiriakos@bellevuewa.gov

Refer to Transportation comments and mark-ups, attached.

Utilities Department

Staff Contact: Joshua Arreola, (425)-452-5215, jarreola@bellevuewa.gov

Refer to land use comment coversheet for corrections.

Fire Department

Staff Contact: *Shelley Jin, (425)-452-5251, sjin@bellevuewa.gov*

Refer to Land Use Comment Cover sheet for revision mark-ups and attached comment document.

Building Department

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

Refer to Land Use Comment Coversheet for comments.

#21-103192-LP – MASTER DEVELOPMENT PLAN

Land Use

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

Keep your MDP dimensional chart up to date as you continue to refine the project.

Since you are using the same plan set as the Design Review, upload the final combined set as “architectural plan” that is bookmarked for all sets within it, so we have one MDP plan set to issue. This set should include all sections i.e., general sheets, architectural, landscape, civil, etc.

Transportation Department

Staff Contact: *Randa Kiriakos, (425)-452-2569, rkiriakos@bellevuewa.gov*

Refer to Transportation comments and mark-ups, attached.

Utilities Department

Staff Contact: *Joshua Arreola, (425)-452-5215, jarreola@bellevuewa.gov*

Refer to land use comment coversheet for corrections.

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Staff Contact: *Shelley Jin, (425)-452-5251, sjin@bellevuewa.gov*

Refer to Land Use Comment Cover sheet for revision mark-ups and attached comment document.

Building Department

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

Refer to Land Use Comment Coversheet for comments.

Next Steps:

Please submit a consolidated revision submittal regarding the above information requested within 60 days (**July 11, 2023**) and upload to both the LD and LP permits 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.

Please ensure that when you resubmit to the city that you upload everything on the same day, for both the MDP and LD permits. Items cannot be uploaded over multiple days.

If you need additional time to complete this revision request, please send an email to my attention requesting an extension and let me know how much additional time is needed and the reason for the extension.

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: Land Use Comment Coversheet
 Transportation Comments
 Fire Comments
 Marked-Up Plans

Cc: Review Team