



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

November 15, 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 #2

SENT VIA MYBUILDINGPERMIT.COM

Dear Ms. Kwok:

The Development Review Committee (DRC) has reviewed the plans submitted/dated September 7, 2021 and September 9, 2021. 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.**

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. In your next resubmittal to the City, please ensure that you provide a response to every revision comment in one consolidated comment response letter. Do not separate out your response to revision comments under separate documents.

Department comments are as follows:

#21-103195-LD – DESIGN REVIEW

Land Use

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

General

1. 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. The project narrative submitted indicates only needing 2 years, but the response to the comment indicates that Pinnacle is working out the detail construction sequencing plan and will submit this in the next round. Therefore, we will table this comment until the next submission to ensure 2 years is adequate.

2. 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). We are not able to release any construction permits until one of these gets recorded with the County. Note: The response indicates this is still under consideration by Pinnacle. Provide an update in your next submittal to the city.
3. Update the project narrative document as you continue to refine the project scope.
4. Provide responses to the Design Review decision criteria in LUC 20.30F.145. This was not provided as requested. You need to provide written responses to each criterion and not just reference other documents. <https://bellevue.municipal.codes/LUC/20.30F.145>
5. The TIA submitted is indicating a fitness center, shopping center, fast food and office space. I don't see any of these identified on the plans except the fitness center. Is the fitness center for the residential tenants, or will this be a publicly accessible fitness center? If it's publicly accessible, it needs its own parking analysis along with additional parking to support this as a separate use. Where is the shopping center and fast food located? Is that all part of the combined drug store, grocery store and CRU spaces? Clarify on the plans where these uses are located. Also, if there are any daycares proposed in this development, that will also need a separate parking analysis and need for compliance with the land use code for child day care pick up and drop.
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.
7. Provide an FAR spreadsheet and Amenity Table that is filled out for each building using the spreadsheet provided from revision 1 with your next submittal. The one submitted was not filled out. This is needed for staff to adequately review your project to ensure you are meeting FAR and the FAR Amenity Bonus requirements for the project. The amenities to be provided are required/earned on a building-by-building basis, not on the totality of all of the buildings. Each building has to earn its "right" to go above base FAR and/or base building height, which is why the spreadsheet is broken down by building. At this point in the review, we should have an accounting of where this project stands from an FAR and Amenity standpoint, but we don't have that, which is concerning.
8. Provide updated dimensional tables. Some of the proposed columns are not filled out and should be filled out. You are still showing office parking requirements, but the office component has been removed from the project, so this shouldn't be reflected in the dimensional table. You also need to show the height measurements from average finished grade, including base height and trigger height. Some of the numbers provided are indicating over base height, but I believe these are elevation heights to show where that base height occurs. It would be better to show the base height along with the elevation height and clearly distinguish between the two so there is no confusion.

These tables need to be updated and resubmitted each time you submit to the city to reflect the refinement of the project.
9. Provide a graphic diagram of what is being counted in each floor level towards Downtown Floorplate. What we want to ensure is that you are showing the correct floorplate sizes as the tower increases in height. In addition, the legends under the FAR

graphics are not indicating what the white areas are supposed to be, which we believe are areas excluded from the GFA for FAR.

10. Sheet 0.26: The ROW diagrams provided are helpful, but they are not showing all the ROW guidelines for each frontage. Provide separate plan sheets for each ROW (10th and 102nd) and provide compliance diagrams for each standard. Each standard should include linear square footages and percentages to show compliance with each standard. Where a departure has been requested, note this on the applicable diagram.

The following are concerns that need to be addressed in your resubmittal:

- Weather protection is required on NE 10th Street, but none is shown. How will you provide weather protection along this street frontage? Building cantilever with marquee extension? Providing no weather protection along this ROW is not acceptable.
- Are you meeting transparency along NE 10th street? Provide detailed diagrams of the building transparency, even if pulled back from the build-to line.
- Are you meeting transparency along 102nd Avenue? Why doesn't the retail space on building 4 have transparency at the ground level? It should be transparent for a retail/active use at the ground floor.
- Refer to comments below regarding active uses at the upper level and below grade.
- Points of interest do not necessarily have to be on a building façade. Refer to definition below for ideas. Provide some points of interest on each of these rights-of-ways. A departure to eliminate all of them is not acceptable when there are other ways to achieve points of interest outside of the building façade design.

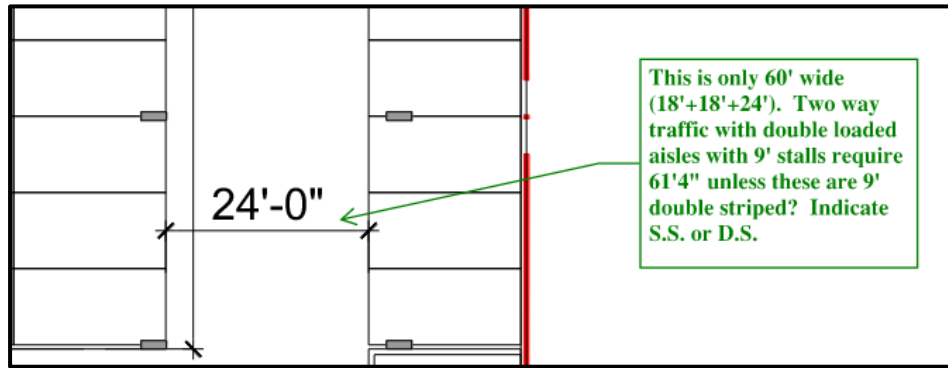
DT – *Points of Interest*: Elements of a building's façade at the street level or in the streetscape that contribute to the active enrichment of the pedestrian realm and design character of a building. Some examples include permanent public artwork, architectural elements, landscape features, special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

11. Sheet A1.24: The tower setback of 20' is only applicable on interior property lines. You can remove those notations along NE 10th and 102nd.
12. Sheet A0.40: Update the parking table to show the minimum and the maximum parking ratio required by code for each use. Show the square footages of the nonresidential uses, so it's clear that the correct number of stalls are shown. Why are you showing retail vs. active use parking? Isn't this the same? You can use "retail in a mixed-use development" instead of breaking them apart.

Are the number of stalls provided for the grocery store and drug store relatively the same number of stalls currently located in the parking lot for the existing QFC and Bartell's? Provide an analysis to show that the number of stalls provided can support each of these uses on this new development. Will the number of trips be similar to the existing stores? Provide additional information to document this parking. We want to ensure there is adequate parking provided in this project for these uses, as they are important to the community and are heavily utilized in this location of downtown, adjacent to single family neighborhoods.

Building Floor Plan

1. Parking levels: Are these single striped (S.S.) or double striped (D.S.) stalls? See comment below. Review parking aisle dimension requirements to ensure you are meeting the code requirements for aisle widths for both one way and two-way traffic. <https://bellevue.municipal.codes/LUC/20.20.590.K.11.d>



2. Sheet A1.15 and Sheet A2.03: Towers 1 and 2 are showing private amenity areas on the roof plan, along with the core of the structure. Where is the mechanical equipment/penthouse? Is there enough room on the roof to support required mechanical equipment for these residential towers? Is there a building maintenance unit going to be provided? If so, where will it be located on the roof? Do each of the units on level 26 have access to a private amenity area on the roof, or are these amenity areas accessible for all tenants? Some appear to be private and others not, but the plans are difficult to read. These plans will need to be further developed to provide information about the roof area, including mechanical equipment/area(s).
3. Sheet A0.41: Update each tower table to show the maximum permitted floorplate above 40', as some of the tables are missing this figure. Also update each tower table to include an additional column to the right of "max floorplate" to indicate what the floorplate size is for each floor. You will also use this column to show how you are complying with floorplate reduction (above trigger height or floorplate averaging).

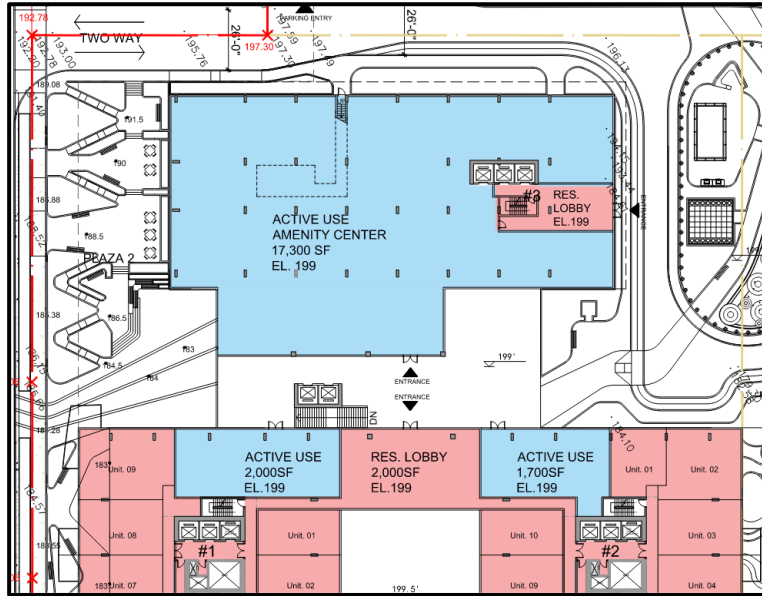
**PINNACLE
 BELLEVUE NORTH
 TOWER 1**

Add in column to show what the actual floorplate is for each floor. Also need to see compliance with floorplate reduction in these tables.

	LEVEL	FLOOR TO FLOOR	ELEVATION	MAX FLOOR PLATE PER LUC	FAR EXCLUSION: SHAFT/STAIR
	T.O.Mech Penthouse		279.07		
	ROOF		259.07		
	26	10'-8"	248.40	13,500	720
	25	9'-8"	238.73	13,500	720
TRIGGER HEIGHT @ 230'	24	9'-8"	229.07	13,500	720
	23	9'-8"	219.40	13,500	720
	22	9'-8"	209.73	13,500	720
	21	9'-8"	200.07	13,500	720
	20	9'-8"	190.40	13,500	720
	19	9'-8"	180.73	13,500	720
	18	9'-8"	171.07	13,500	720
	17	9'-8"	161.40	13,500	720
	16	9'-8"	151.73	13,500	720
	15	9'-8"	142.07	13,500	720
	14	9'-8"	132.40	13,500	720
	13	9'-8"	122.73	13,500	720
	12	9'-8"	113.07	13,500	720
	11	9'-8"	103.40	13,500	720
	10	9'-8"	93.73	13,500	720
	9	9'-8"	84.07	13,500	720
80' MAX PLATE SIZE	8	9'-8"	74.40	20,000 13,500	720
	7	9'-8"	64.73	20,000	720
	6	9'-8"	55.07	20,000	720
	5	9'-8"	45.40	20,000	720
40' MAX PLATE SIZE	4	9'-8"	35.73	?	720
	3	9'-8"	26.07		757
	2	9'-8"	16.40		757

4. Sheet A0.52: The areas in blue on level F2 are indicating active use areas, but these cannot be considered exempt FAR if they don't meet the definition of active use and if they don't meet the criteria for upper-level active uses, which require a visual and physical connection to the public sidewalk. Refer to <https://bellevue.municipal.codes/LUC/20.25A.170.D> for development standards for upper-level active uses.

Provide additional information on what these uses are going to be, and show how these comply with upper-level active use standards to be exempt FAR. The entry vestibule into the market shows a stairwell and elevator, but this does not meet the development standards for accessing upper-level active uses. It must be exterior to the building.



DT – Active Uses: Those uses listed in LUC [20.25A.050](#) under “Cultural, Entertainment and Recreation,” “Wholesale and Retail” (with the exception of [recycling centers](#) and [gas stations](#)), and “Services” (limited to finance, insurance, real estate services; barber and beauty shops; photography studios; shoe [repair](#); and travel agencies). Those uses listed in LUC [20.25A.050](#) under “Residential” (including entrance lobbies and private indoor amenity space), “Services” (except those uses listed above), “Transportation and Utilities,” and “Resources” are not considered Active Uses, but may be determined to meet the definition for an Active Use through an Administrative Departure pursuant to LUC [20.25A.030.D.1](#) and [20.25A.070.C.1.c](#). An Active Use shall meet the design criteria in the FAR Exemption for Ground Level and Upper-Level Active Uses in LUC [20.25A.070.C.1](#) and the design guidelines for the applicable right-of-way designation in LUC [20.25A.170.B](#).

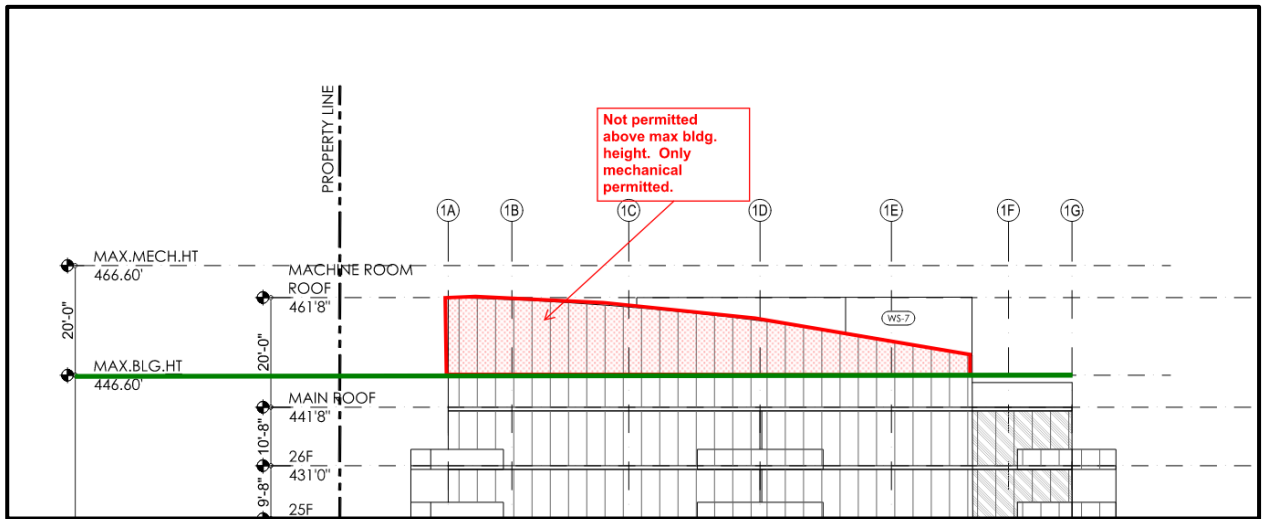
5. Sheet A0.51: Storage areas located within the below grade garage count toward FAR. Only mechanical areas do not count toward FAR. Revise.

Building Elevations/Sections

1. Update all elevation and section drawings to show 40’ and 80’ points, and trigger height, measured from average finished grade. These were not shown on the updated drawings.

It is not clear on the drawings that only the ground floor of tower 4 is located within the A-1 perimeter overlay. There is also no sheet A1.05 provided in the set, as indicated in your response. Provide clearer documentation of this in the next plan set. Sheets A0.20 and A0.21 don’t show any building in the A-1 area. We are mostly concerned with above grade structure in the A-1 not below grade (garage) to document FAR.

2. The proposed architectural glass parapets/screens located on towers 1 and 2 exceed the maximum permitted building height without mechanical. The only building elements that can exceed maximum building height are mechanical units/penthouses. Revise.



Building Design

1. After reviewing the building elevations in conjunction with the submitted color/material palette, there is a design concern that having all 7 buildings appear to be the same color/material palette will result in a monotonous design for such a large project. It is recommended that the design/color/material palette be modified so that the buildings do not all appear the same. For instance, this might be achieved by making the lower residential buildings each a different color/material palette that would still complement the three larger residential towers on the site.

Landscape

1. We appreciate not having any pet relief areas proposed within the streetscape planters. However, consider incorporating larger pet relief areas or additional pet relief areas within the development. With this many residential units, there will likely be a greater need. There wasn't one proposed between buildings 6 and 7 and there likely should be one with the residential entries adjacent. Please note that any pet relief/dog run areas which are greater than 200 square feet will be required to provide a canopy to reduce the amount of runoff into the sewer/storm system. This also includes larger pet relief/dog run areas on a rooftop. Check with Utilities and Building (plumbing) regarding this requirement.
2. What is the "running track" around the internal vehicular turn-around? The civil drawings and architectural drawings are different than the landscape drawings. Is there supposed to be a walkway around the perimeter of the interior circular plaza? Or is there supposed to be a "track" around the back of vehicular way, adjacent to the buildings? The notation shows it next to the building frontage but there is nothing shown on the landscape drawings. There should at a minimum, be a walkway/sidewalk in front of building 5 which is not shown on these drawings. Please clarify what the site plan is supposed to be, because all of the drawings (arch/civil/landscape) are inconsistent and need to be consistent in the next submittal to the city.
3. Signage is not permitted in the ROW streetscape planters. You will need to remove the parking monument signs from the planters adjacent to the driveway entrance along 102nd Avenue NE.

Parks Department Comments

General Landscaping

1. Is there an underdrain plan to the planted areas of the plaza?
2. Natural Garden palette appears to be dominated with yellow/variegated foliage- perhaps consider an alternative to Euonymus.

ROW Landscaping

1. 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, and these may affect soil volume calculations. We recommend that Landscape Architect and Civil work together to avoid conflicts impacting soil volume. Placement and consolidation of utilities and other features should be considered so that they don't disrupt needed continuous soil.
2. Per Plate B, LUC 20.25A, Acer miyabei is a large tree. Please revise your soil volume calculations for 102nd Ave NE, using 1,500 CF requirement per tree.
3. Please provide a detail of the step-off paths through the landscape strip. We need to see how these might impact soil volume.
4. Please provide detail of extended curb step-off.
5. Street light locations need to be shown on the landscape set so that we can see that there are no conflicts with tree placement and required light offsets.
6. Some of your shrub material is spaced a little too closely- we prefer to install plants to accommodate their fully mature size so that pruning or shearing is not required to prevent encroachment into sidewalk or roadway.
 - a. The following shrubs get too wide for double rows. Please space no closer than 3' and at least 18" from curb or sidewalk edge. A staggered row closer to the center may be better.
 - i. Ilex crenata 'Helleri'
 - ii. Cornus 'Kelseyi'

Irrigation comments

LA-302 –

- Extend main line and wiring conduit to west and north limits in ROW planter strips
- Terminate main line with 1" Buckner QB5-LRC10 quick coupler in 10" round box
- Coordinate sleeving from property west on NE 10th under driveway and connect to planter bed at QC/conduit termination
- Multiple 4" sleeves and/or 6" sleeves necessary to connect ROW planter strips and maintain 2X contents sleeving size with a minimum of 4" in ROW
- Controller is listed in detail as ESP-LXD and on plan as ESP-LXME? Please confirm if this is a two wire or multiple wire system (two wire would be preferable)
- A 2" main line will be required. Master Valve and Flow Sensor shall match main line size. *POC setup is 1" meter, 1 1/2" DCVA with 1 1/2" master valve and flow sensor.*
- Please contact Mike Hauer for irrigation questions: mhauer@bellevuewa.gov.

Outdoor Plaza

1. The plaza design adjacent to NE 10th street is still lacking the design and activation needed to be considered as an outdoor plaza. The following are additional design items for consideration. We are specifically looking for a plaza that engages better with the proposed development and with the public using the adjacent sidewalk. A working meeting to review these comments and discuss your design options would be helpful to get a design that works for both your team and the City.

- How is the plaza activated if there is no real interface or physical connection into and out of the adjacent active use? In other words, how is this plaza to be utilized? What makes this plaza design engaging and accessible by all? There does not appear to be anything in the plaza design to draw anyone into it. Provide diversity in the plaza design. There is also an opportunity to provide a dual purpose or extension of the store behind it.
 - The landscape renderings provided are showing blank wall on tower 3 adjacent to this plaza but the architectural renderings are showing glass. There should be visual access into the adjacent active use from the plaza to help with activation. Blank wall is not acceptable.
 - How will art be integrated into this plaza design? Provide concepts. Final design and approval of art can be conditioned for TCO.
 - There isn't any weather protected area in this plaza design. How is the plaza to be utilized year-round by residents and visitors?
 - The area outside of the entry vestibule needs to be designed and not just an outdoor paved area, otherwise this area cannot be counted as outdoor plaza square footage.
 - It is our assumption that no portion of the outdoor plaza spaces will be privatized by adjacent active uses. If that is not the case, you will need to identify areas to be privatized for outdoor seating for those specific active use spaces, and that square footage must be removed from the overall outdoor plaza square footage.
 - Are the ramps shown meeting ADA standards? Discuss with Transportation.
2. The additional section of outdoor plaza on the eastern segment of NE 10th Street needs additional design consideration. This plaza design needs to be more engaging, useable, and activating. The design as presented is still only showing 3 large planters with pedestrian pass through into the adjacent active use space. The planter design takes up too much space, which leads to a plaza that is not an engaging, useable, and activating plaza space. There is a real opportunity here to make this a more useable space, especially considering that the building cantilevers over the space, providing a weather protected space for year-round use. Consider a more linear design to engage the adjacent building? Look for ways to provide more useable space and coordination with the active use in the building.
3. In the east plaza area, adjacent to 102nd Ave NE, the CRU space to the west has been removed, but how will this plaza be engaging and activated if there are no adjacent active uses which engage with the plaza? Can you enter the grocery store from this plaza? The CRU on the north cannot be accessed due to the driveway entrance. <https://bellevue.municipal.codes/LUC/20.25A.160.E.2.h>
4. Is the internal circular plaza publicly accessible? Or only for the private use of the residential tenants? There are many features of this plaza design that could be great additions to the outdoor plaza space along NE 10th Street to make it more useable and engaging.

Through Block Pedestrian Connection

1. The three plazas which connect the through-block connection still 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. Could a water element carry through

each of the spaces for design continuity in lieu of just paving design? Or potentially an art element that continues through the connection?

2. Include in your diagrams the locations of weather protection in this through-block connection.
3. The ramps shown throughout the through-block connection are required to meet ADA standards. <https://bellevue.municipal.codes/LUC/20.25A.160.D.4.k> Discuss with Transportation.

Green and Sustainability Factor

1. Update the plan sheet to identify the location of the green wall in the diagram. Any soil cells used in the streetscape planters? Update the excel spreadsheet using the one attached. We don't calculate ground covers in our green and sustainability factor worksheet, so I'm not sure where that came from. Use the attached document.

Lighting

1. If the design progresses to include exterior lighting on the buildings or building rooftops, provide lighting diagrams and renderings of the development showing the exterior lighting design. Note that any lighting proposed at the top of a building/tower must be dimmable.

Signage

1. Any signage on the buildings or within the site will require review through the sign permit process. You will need to apply for a sign permit (SA) to have this reviewed, as there is no approval of signage with your Master Development Plan or Design Review applications. You can submit this permit at any time prior to fabrication/installation. Please note that public access signage will be required to be installed in the outdoor plazas and through block connection, using the city approved public access signs for downtown.

Departures

On your next resubmittal to the city, please combine all departure forms into one pdf and upload together as "Administrative Departure". They do not need to be uploaded separately.

1. The Build-To Line departure is acceptable as drafted. However, if the design should change, then this departure will need to be updated with revised information and resubmitted for review.
2. The Compact Parking Stall departure is acceptable as drafted, but you should also include Comprehensive Plan Policy S-DT-151 under "I" as another comp plan policy to reference. This departure will need to be updated with this policy added under the decision criteria and should also be updated if the parking stall numbers change as you continue to refine the design.
3. The Active Use FAR Exemption Departure for the underground active use spaces (drug store and grocery store) cannot be supported, as this does not meet the intent of 'A' ROW guidelines (LUC 20.25A.070.C.1.a) to be able to exempt the FAR. This square

footage will need to be factored into the FAR for the development, as it cannot be exempt FAR.

4. As you have chosen to exempt the FAR for the ground level active use spaces along NE 10th and 102nd, both rights-of-way will need to be designed to an 'A' ROW (LUC 20.25A.070.C.1.a). You do not need a 'D' ROW departure.

An 'A' ROW requires transparency, weather protection, and points of interest. Your departure should describe how both rights-of-way meet each of these guidelines, even where the building is pulled back to accommodate an outdoor plaza space (which is permitted by code). The departure should essentially describe how the project doesn't meet the build to line on these 'A' rights-of-ways to accommodate outdoor plaza spaces, but the design is still meeting the intent behind each of the guidelines and is still a better result than strictly meeting the code. Describe how each ROW is meeting each guideline in the departure form.

We will not accept a departure request to not comply with points of interest, as there are different ways to achieve points of interest on a project, without it having to be part of the building façade. Review the definition of points of interest.

Please carefully review your departure descriptions, as some were found to be inconsistent with what is being shown on your design drawings or were providing conflicting statements. For example, you indicate that there are no entries on 102nd, but the plans clearly show doors on 102nd. One departure form indicates you can't meet points of interest, but the next departure form indicated that you could meet points of interest. Another important item to note is that we will not accept a blank wall along the drug store façade adjacent to the outdoor plaza on NE 10th Street.

Comprehensive Plan Policies

See mark-ups on attached document. As you continue to refine the project, this document will need to be updated.

Downtown Design Guidelines

See mark-ups on attached document. Provide a revised/updated document for land use review. As you continue to refine the project, this document will need to be updated.

Transportation Department

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

Refer to attached Transportation comments.

Utilities Department

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

Refer to Land Use Comment Coversheet for revision comments.

Clearing and Grading

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

The Geotech report uploaded is not stamped/signed. Provide final copy stamped/signed in next upload.

Fire Department

Staff Contact: *Derek Landis, (425)-452-4112, dlandis@bellevuewa.gov*

Refer to attached Fire Comments.

Building Department

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

Refer to attached Building Comments.

#21-103192-LP – MASTER DEVELOPMENT PLAN

Land Use

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

Provide responses to the MDP decision criteria in LUC 20.30V.150. This was not provided as requested. You need to provide written responses to each criterion and not just reference other documents.

Transportation Department

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

Refer to attached Transportation comments.

Utilities Department

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

Refer to Land Use Comment Coversheet for revision comments.

Clearing and Grading

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

The Geotech report uploaded is not stamped/signed. Provide final copy stamped/signed in next upload.

Fire Department

Staff Contact: *Derek Landis, (425)-452-4112, dlandis@bellevuewa.gov*

Refer to attached Fire Comments.

Building Department

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

Refer to attached Building Comments.

Next Steps:

Please submit a consolidated revision submittal regarding the above information requested within 60 days (**January 15, 2022**) 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.

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, as this does not work in our permit system. If you need assistance in understanding how to upload to MBP.com, you can reach out to one of our Permit Technician's for assistance in answering your upload questions.

In addition, 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 reasoning 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: Green & Sustainability Factor Excel Worksheet (Email)
Comprehensive Plan Policy/Downtown Design Guideline Mark Ups
Irrigation Mark Ups
Land Use Comment Coversheet
Preliminary Civil Mark Ups
Storm Drainage Report Mark Ups
Fire Comments
Building Comments
Transportation Comments
Fiber Comments Civil Plan Mark Ups

Cc: Review Team