



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

October 11, 2022

Ms. Kandice Kwok  
JYOM Architects  
440 15<sup>th</sup> Street  
San Diego, CA 92101  
[Kandice.kwok@jyomarchitects.com](mailto:Kandice.kwok@jyomarchitects.com)

**RE: Pinnacle Bellevue North**  
**Project #: 21-103195-LD; 21-103192-LP**  
**Revision Request #3**

**SENT VIA MYBUILDINGPERMIT.COM**

Dear Ms. Kwok:

The Development Review Committee (DRC) has reviewed the plans submitted July 21, 2022. 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.

Department comments are as follows:

**#21-103195-LD – DESIGN REVIEW**

**Land Use**

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

**General**

1. Land Use Code Vesting: Based on the construction sequence provided and response under your project narrative, it appears you will not need extended vesting for the Design Review application, as you intend to construct the entire development at once, and the project will vest to the first below grade building permit for the entire development. Therefore, 2 years vesting will be provided.
2. Upload a copy of the recorded Boundary Line Adjustment to the LW permit (21-129961-LW) via MBP.com so that this can be closed out in our system.
3. Update the project narrative document as you continue to refine the project scope.

4. The color/material palette will need to be revised based on this new color scheme for the buildings. Let me know if you would like to pick up the one that was dropped off already and update it and then drop it back off.
5. 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. Refer to mark-ups on the attached FAR spreadsheet and Amenity Table. Provide an updated copy when you re-submit. If you have any questions, we can schedule a meeting to discuss to ensure the next version is the final document. Because you are choosing not to phase this development, the amenities will be earned for the entire site, and not broken down by building. We still need to see how the building GFA's are, so leave the columns for that.
8. Provide updated dimensional tables that include actual proposed dimensions. These need to show actual dimensions to show compliance with the land use code standards. Some cells don't have the actual dimensions. Be sure to cross check these dimensional tables with the plan set to ensure consistency as we move toward project approval. Keep these dimensional tables updated as you continue to refine the project scope. Resubmit these with your next submittal.
9. Sheet A0.25 and A0.26: The ROW diagrams provided are much improved, but we still need a diagram to show more clearly the points of interest, specifically on 102<sup>nd</sup> Avenue NE. There should be points of interest along the building façade or in the sidewalk area, all along the base of buildings 1 and 2 to support points of interest. Refer back to the definition of points of interest below. On NE 10<sup>th</sup> Street, it makes sense to have points of interest in the plaza area, but this is not the same for the 102<sup>nd</sup> Avenue NE frontage. In addition, refer to comments on the departure forms regarding additional weather protection in the plaza on NE 10<sup>th</sup> Street and the build to line on 102<sup>nd</sup> Avenue NE.  
  

**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.**
10. Sheet A0.12: The tower setback of 20' is only applicable on interior property lines. You can remove those notations along NE 10<sup>th</sup> and 102<sup>nd</sup>.
11. From the parking table provided on sheet A0.50, it appears you are providing the minimum required by code and won't be taking advantage of a reduction in parking for the affordable housing units. If anything changes with this, let me know.

### **Building Floor Plan**

1. Update Sheet A1.11 based on our discussions for the loading and entrance design i.e., removal of parking stalls.
2. Sheet A0.51: Update each tower table to show the actual downtown floorplate proposed for each tower adjacent to the LUC permitted maximum column. This was not provided

as previously requested. Place a note on this sheet to reference Sheet A0.71 for floorplate diagrams and floorplate averaging.

**Building Elevations/Sections**

- Update all elevation and section drawings to show the correct trigger height, measured from average finished grade. The buildings in the B-2 overlay have a trigger height of 105', not 230'. Show the trigger height for buildings 4, 5, 6 in the B-1 overlay which is 99'. [Part 20.25A Downtown\\* | Bellevue Land Use Code \(municipal.codes\)](#)

All of the elevations/sections need to have updated elevation numbers as your mixing up the true elevation figures with the height measured from AFG. Show the true elevation and the actual height measured from AFG for maximum building height, maximum building height with mechanical, and where your building height and mechanical tops out.

Downtown Perimeter Overlay	Building Type (2)(5)	Minimum Tower Setback above 80' Where Building Exceeds 100'	Minimum Setback from Downtown Boundary (1)	Maximum Lot Coverage (13)	Maximum Building Height/Maximum Building Height with Mechanical Equipment (17)	Floor Area Ratio: Base/Maximum (3)	Triggers for Additional Height
Perimeter Overlay B-2	Nonresidential	N/A	0'	75%	72/92'	1.5/1.5	N/A (10)
	Residential (15)	20' (14)	0'	75%	176' - 264' (7) (12)/196' - 284'	4.5/5.0	105' (7)
	Above-Grade Parking	N/A	0'	75%	40' (9)/40'	N/A	N/A (10)

Downtown Perimeter Overlay	Building Type (2)(5)	Minimum Tower Setback above 80' Where Building Exceeds 100'	Minimum Setback from Downtown Boundary (1)	Maximum Lot Coverage (13)	Maximum Building Height/Maximum Building Height with Mechanical Equipment (17)	Floor Area Ratio: Base/Maximum (3)	Triggers for Additional Height
Perimeter Overlay B-1	Residential	N/A	0'	75% in DT-MU and DT-R 100% in DT-OB	99'/119'	4.5/5.0	99' (7)
	Above-Grade Parking	N/A	0'	75%	40' (9)/40'	N/A	N/A (10)

**Building Design**

- After reviewing the building elevations in conjunction with the submitted electronic color/material palette, there is a concern with the shades of blue proposed for the perimeter residential structures. We will need to see the physical color samples of blue. In the renderings, it appears there will be 3 different shades of blue, one for each building, but I'm not sure if that's accurate given what is shown on the electronic

color/material palette. The electronic color/material palette is showing a very bright blue, which would not correlate well with the surrounding environment.

### **Green and Sustainability Factor**

1. Update the plan sheet to identify the location of the soil cells used in the streetscape planters. Also update the excel spreadsheet as necessary.

### **Landscape**

1. Per the plans submitted, only one pet relief area is shown within the central turn around. There doesn't appear to be any pet relief areas identified on rooftop plans either. Consider incorporating additional pet relief areas within the development, adjacent to residential building entrances for buildings 4, 5 and 6, internal to the site. Is there a pet relief area next to the private amenity rooftops for towers 1 & 2? Anything for building 3?

### **Outdoor Plaza**

1. The plaza design adjacent to NE 10<sup>th</sup> street is still lacking the superior design and activation needed to be considered as an outdoor plaza for a project of this size. The current design is similar to the previous design and is not moving in the direction needed to gain approval. We are specifically looking for a plaza that engages better with the proposed development (building façade, interior active use/retail spaces - particularly the grocery store, etc.) and with the public using the adjacent sidewalk.

At this point, we strongly suggest scheduling a working design meeting/charette with your design team and Land Use to review these comments and discuss your design options to get toward an approvable design that works for both your team and the City. We recommend having this meeting in person, if possible, since it's always easier to discuss design ideas around the same table, rather than virtually. Note that some of the comments below are repetitive from the previous revision letter. You will need to review the design guidelines for open space here <https://bellevue.municipal.codes/LUC/20.25A.160.E> and provide a design that corresponds to each design criteria.

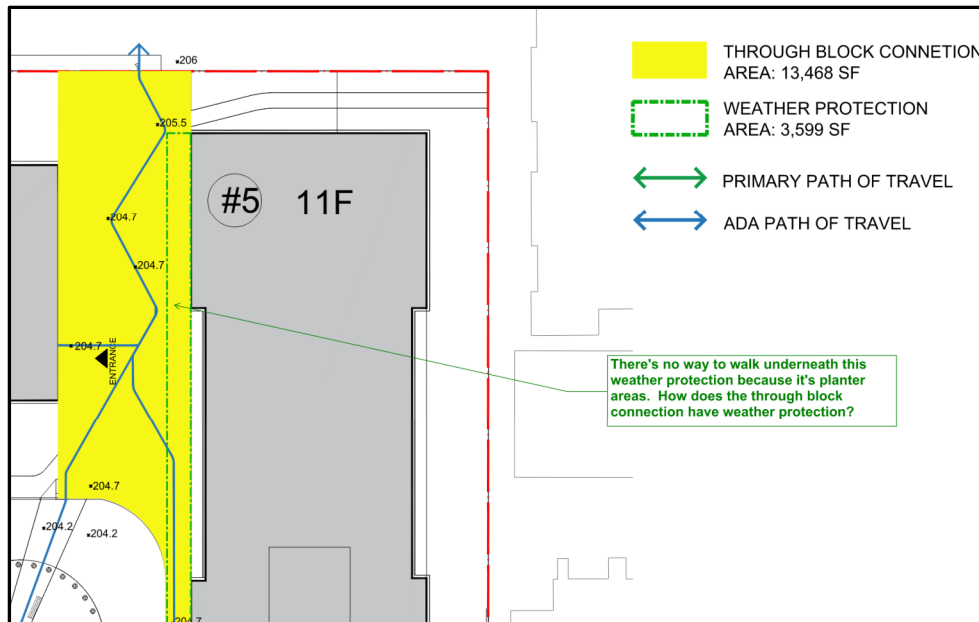
- How is the plaza activated if there is no real interface or physical connection into and out of the adjacent active use(s)? In other words, how is this plaza to be utilized? What makes this plaza design engaging and accessible by all? There does not appear to be anything in the plaza design to draw anyone into it. Strive for a variety of spaces and experiences and an overall design that is memorable.
- Provide a sense of place and diversity of activities in the plaza design. There is also an opportunity to provide a dual purpose or extension of the store behind it.
- 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? Weather protection attached to the building doesn't provide weather protection to users, except at entry points.
- Consider including the covered area in front of the grocery into the overall plaza design so that there is more of an all-season experience and an inviting space(s) for patrons of the grocery to eat, enjoy coffee, linger, people watch, etc.
- The area outside of the entry vestibule for the grocery now is just one large, paved walkway to the store. To meet the criteria and requirements for a public open space, this area needs to be designed to be more than just an outdoor

paved area., As mentioned above, this area should be treated as more of an extension of the plaza space to the west and be activated (both physically and visually) by the adjacent retail spaces.

- Consider breaking up the plaza into two different sections that have connection to the adjacent sidewalk grade to meet the 30" requirement. The space closer to the entry plaza could be more activated by the adjacent retail space.
2. The additional section of outdoor plaza on the eastern segment of NE 10<sup>th</sup> Street is still lacking engagement, activation, and usability. However, given that the intersection design for NE 10<sup>th</sup> and 102<sup>nd</sup> Avenue NE will now be a roundabout, it is unclear how much of this plaza space will remain if additional ROW is needed to support a roundabout design. If this outdoor space becomes smaller in depth, it might not actually be a usable plaza space, but may be more in line with the Enhanced Streetscape amenity. Additional discussion regarding this outdoor area is needed with your design team and the City as we begin to know more about the roundabout design extents.
  3. The code allows for separate outdoor plaza spaces, as long as there is a cohesive, strong design narrative which links them together. How does the design of the plaza along NE 10<sup>th</sup> Street relate to the design for the eastern plaza accessible from 102<sup>nd</sup> Avenue NE?

### **Through Block Pedestrian Connection**

1. The three plazas which connect the through-block connection appear to still lack any design narrative which tie them together. Your response indicates it will include artwork that ties them together, but what we are looking for is design consistency between the three spaces that this through block connection is part of. What is the landscape design relationship between these three spaces that makes them work together?
2. The weather protection is proposed on the adjacent residential building, which doesn't provide any protection in the actual through block connection. In addition, the weather protection is over landscaping. What is its purpose? What we are looking for is weather protection that enhances the experience for pedestrians using the connection.



## **Parks Department Comments**

### ROW Landscaping and Trees:

- Transportation requires 25' clearance from trees for streetlights. Placement of streetlights and/or trees will need to be adjusted to satisfy these clearances.
- It doesn't look like there is a groundcover indicated for the western bed along NE 10<sup>th</sup>. Will you be planting Mahonia repens as indicated in the eastern bed?
- We have concerns that the Seratostigma plumbaginoides groundcover selected for the streetscape beds along 102<sup>nd</sup> may not be tough enough to withstand pedestrian, pet and other pressures of a streetscape environment. There is a lot of area to fill in around each tree, so having something that is evergreen or retains some winter interest is encouraged.
- Placement of individual soil cells will need to be shown on plan in relation to utilities. Not all area below sidewalk will be available to place cells because of conflicts- we need to see that you will be able to get all the required cells placed- not just a general area of where they will be placed.
- Please remove step-off paths/curb step-offs where there is no on-street parking proposed.
- Up-lighting fixtures adjacent to ROW trees is not permitted. Remove from plans.

### Irrigation comments:

#### LA302

- Show soil cell irrigation routing per detail on LA303 detail PK-IM-071 with lateral accessible in planting strip and tubing routed per detail. Note that this detail shows the routing through each individual cell and back to the planter strip or tree well. There is a similar comment regarding cell layout and utilities, once layout is confirmed please update irrigation with cell layout and tubing routing through the cells.
- Zone flow calculations appear to be incorrect. For example zone 6 has 16 tree bubblers at 0.5 GPM each so total would be 8 GPM before adding any efficiency percentage.
- Note the 2 wire shall be in conduit an conduit extended to project ends along with the QC's shown on plan. PK-IR-13A can be omitted or altered to include the wiring in conduit similar to PK-IR-13B on LA303.
- Conduit from last valve box to main line end and QC shall have a pull strand for future expansion.

Plan is difficult to read with some irrigation routing shaded and some not.

### **Merryn Hearn**

Street Tree Program Arborist  
City of Bellevue Parks & Community Services  
425-452-4100  
Cell: 425-681-7217

Michael Hauer  
Street Tree Program Supervisor (interim)  
Natural Resource Division  
City of Bellevue Parks  
(425) 452-4480  
Cell (425) 864-1650  
Fax (425) 452-2814  
[mhauer@bellevuewa.gov](mailto:mhauer@bellevuewa.gov)

### **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. Comment provided again based on resubmittal response that this will be provided in the next submission to the City.

### **Departures**

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

### **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](mailto:omohammed@bellevuewa.gov)

Refer to Transportation comments and mark-ups, attached.

### **Utilities Department**

**Staff Contact:** Arturo Chi, (425)-452-4119, [achi@bellevuewa.gov](mailto:achi@bellevuewa.gov)

Refer to documents/revision requests uploaded to MBP.com.

### **Fire Department**

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

Refer to Land Use Comment Cover sheet for revision mark-ups.

### **Building Department**

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

Refer to Building Comments, attached.

## **#21-103192-LP – MASTER DEVELOPMENT PLAN**

### **Land Use**

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

Provide responses to the **MDP decision criteria in LUC 20.30V.150**. [Part 20.30V Master Development Plan | Bellevue Land Use Code \(municipal.codes\)](#) This was not provided as requested. Keep in mind you have two separate permits that are being reviewed. One is for a Master Development Plan and the other is for Design Review. You provided responses to the Design Review decision criteria, but you haven't responded to the MDP decision criteria. Refer

to code section noted above for MDP decision criteria and add these responses to your overall project narrative next to your Design Review responses.

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

**Transportation Department**

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

Refer to Transportation comments and mark-ups, attached.

**Utilities Department**

**Staff Contact:** Arturo Chi, (425)-452-4119, [achi@bellevuewa.gov](mailto:achi@bellevuewa.gov)

Refer to documents/revision requests uploaded to MBP.com.

**Fire Department**

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

Refer to Land Use Comment Cover sheet for revision mark-ups.

**Building Department**

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

Refer to Building Comments, attached.

**Next Steps:**

Please submit a consolidated revision submittal regarding the above information requested within 60 days (**December 12, 2022**) and upload to this permit through [www.mybuildingpermit.com](http://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  
                                 Building Comments



Comprehensive Plan Policy/Downtown Design Guidelines Mark-Ups  
Administrative Departure Mark-Ups  
FAR and Amenity Table Mark-Ups  
Transportation Comments

Cc: Review Team