



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

January 10, 2024

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 #5

SENT VIA EMAIL AND MYBUILDINGPERMIT.COM

Dear Ms. Kwok:

The Development Review Committee (DRC) has reviewed the plans submitted on September 14, 2023 for the Administrative Design Review, file number 21-103195-LD and Master Development Plan, file number 21-103192-LP. 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 continues to find inconsistencies in the architectural, landscape and civil plans. For example, on your landscape plan, you are showing a 10-foot landscape buffer on the north property line but on your architectural building plans, you are showing the garage wall extending to the north property line. There are also missing transportation, utilities, fire department and land use review items that we have asked for in previous reviews such as the channelization plan, landscape details of the plazas and sidewalk landscaping, and Firefighter Air Replenishment System (FARS). City approval cannot be granted with this level of inconsistency and lack of information for a project of this size. We are anxious to help you move this project to the finish line and would like to help out in any way that we can to ensure that your next submittal will be the final one submitted to the City, so that we can move to project issuance.

Since we continue to find the same challenges with your revised plans and resubmittal documents, we are proposing to have a meeting with your team, including the transportation and civil engineer, landscape architect and architect, a few weeks after receipt of this revision request letter, to go over our review comments. This is to ensure your team understands our expectation for your next revision submittal. When you have completed all of the requested revisions in this letter and the marked up plans, we would like to have a meeting with the same 3 disciplines of your team prior to having you submit the plans to mybuildingpermit.com. This will ensure that we can check your responses and revisions and confirm that they are at a state of completion that we can approve with conditions.

If you would like to meet to discuss any of the following comments prior to resubmitting, 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.

General: For best practice in preparing plans, we would like to see the following level of thought and care in your submittal to aid us in understanding the information you provided for us to review:

1. All sheets must have titles in the title block that allows us to know what information is being conveyed by your drawings. Delete sheets that are redundant or do not provide additional information that we need to review for code compliance.
2. All drawings must be simplified to only provide the applicable information that needs to be reviewed. For example, your Landscape Plans should not show residential units at the same level as the plazas. We know there are no residential units on the plaza levels, and you provided information on the plans that are not only confusing but are inaccurate.
3. All drawings must be oriented such that north is always on top of the page for plans and elevation drawings of buildings are oriented with the buildings shown upright on the page. We had difficulty reading and adding our comments on the sheets where you have turned your drawings at 90 degrees.
4. When showing compliance to dimensional requirements in your floor plans or elevation drawings, make sure to include the dimension lines and numerical information on all your drawings. For example, your Administrative Departure graphics for the build-to-line analysis is still missing the dimensions for the sidewalk and planter widths which we have asked for in the past. We do not approve plans that do not show the required dimensions on the plan drawings.
5. If you are using different colors and types of line patterns on your plans, make sure a legend is provided on the page so we understand what the lines are meant to represent.
6. Remove unflattened viewports on all plans that need to be reviewed by the Fire Department.

Department comments are as follows:

#21-103195-LD – DESIGN REVIEW

Land Use

Staff Contacts: Laurie Tyler, (425)-452-2728, lyler@bellevuewa.gov and Amy Tarce, (425) 452-2896, atarce@bellevuewa.gov

The following is a short list of significant items that are necessary for approval or were erroneously shown on your plans consistently. Please refer to the marked up Architectural Plans, Landscape Plans and other documents attached to this letter for a comprehensive understanding of Land Use review comments. Many of these are “clean up” in nature, but there are some that are still not clear, and we cannot approve a project of this size without feeling confident that the plans are clear to ensure compliance with the Land Use Code and a successful project as it moves to construction.

General

1. Provide documentation from ARCH confirming approval of your proposed locations for the affordable units located only in Buildings 5 and 6.
2. Show all proposed exhaust vents on the building elevations. Exhaust vents for garages and HVAC systems shall not be located adjacent to the sidewalks, plazas and through block connections. If it is unavoidable to locate exhausts in these prohibited spaces, the exhaust vents shall be located a minimum distance of 16 feet from the finished grade.

Please ensure that your buildings will meet this minimum distance. Otherwise, an Administrative Departure will be required.

3. A 10-foot landscape buffer is required along the north perimeter of the project site. Your floor plans for the ground floor show the garage extending all the way to the north property line, yet the landscape plans are showing landscaping in this area. Clarify how you are providing the required 10-foot landscape buffer.
4. Weather Protection for "A" Right-of-Way
 - a. Clarify the extent of noncompliance for the weather protection requirement of 75% for 102nd Avenue NE and NE 10th Street by providing the calculations on the analysis page. Your graphics must show dimensions for the length of weather protection provided and the length of the building. Then show the percentage of the weather protection to the length of the building. Keep in mind, only the façades of the exempt retail on NE 10th Street have to meet the 'A' ROW guidelines because you have chosen to exempt these spaces from FAR. The remaining frontage along NE 10th Street shall meet the 'D' ROW guidelines.
 - b. Provide the heights of the various weather protection elements measured from finished grade to the soffit of the weather protection element. The minimum height for weather protection is 8 feet and the maximum height is 12 feet. Demonstrate that the marquees used for weather protection meet the height limits.
 - c. See marked up Administrative Departure sheet for complete set of comments.
5. Refer to mark-ups on the attached FAR spreadsheet and amenity chart. We are not seeing how you have achieved some of your numbers, and the math should speak for itself. You are also still showing a bonus amenity that cannot be utilized. Refer to mark-ups. 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. We would also note that staff continues to have concerns about this project as we still do not have an accurate accounting of what the project FAR is. It is recommended that you hold off on submitting any further construction permits until we have this completed to ensure you have not overbuilt the site. In addition, we can have a separate meeting to discuss these comments if that's helpful.
6. Refer to mark-ups on sheet A0.29 regarding the affordable housing calculation. You will need to recalculate using a smaller site area, as the A-1 perimeter overlay is not applicable under the Downtown IOC. This will impact your calculation. Review the notes on this sheet. I've included the sample to show how to calculate. It's important to get this calculation done correctly, so then it can be shown correctly on the FAR spreadsheet.
7. **(Repeat comment)** 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. It's still unclear from the plans if you are meeting the build-to line on 102nd Avenue NE. If you are not, you have an opportunity to meet points of interest behind the back of sidewalk since you will have expanded paving. Look for ways to include special paving (not in the required sidewalk width), 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. Revise your building height numbers and notes. Replace all references to “Trigger Height @ 105” with the correct maximum height for each building per residential height limits for each overlay type. Clarify which buildings are availing of the 25-foot bonus height for providing affordable units per the IOC.
8. Update the project narrative document as you continue to refine the project scope. There are likely statistical items that need updating, or responses to design criteria to reflect departures requested.
9. Update the dimensional tables to keep consistent with any changes to the FAR. 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.

Parking

1. Now that you are identifying the location of visitor parking stalls, provide a circulation diagram for the garage to demonstrate how visitors and residents will navigate the entire site to get to the towers. Your visitor parking area is concentrated below Tower 6 and the closest elevators are the two provided for Tower 6. How will visitors to Towers 1 to 5 get to the elevators of these other towers from the garage? How will residents of each tower enter the grocery store and other retail uses on site?
2. Where you have drive aisles that dead end into a wall, provide a refuge space for cars to be able to turn around. Show a 3-point turn diagram for a standard vehicle to demonstrate that there is room for cars to turn around at these dead end drive aisles.

Green and Sustainability Factor

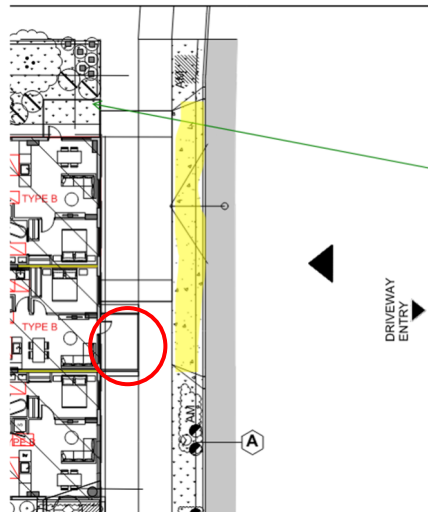
1. Provide the calculations for each Landscape Element, Green Roof, Green Walls, Landscape Bonuses and Publicly Accessible Bicycle Parking. Provide a Landscape Plan to show location and areas in square feet for all elements you proposed to meet the Green and Sustainability Factor. See Sheet LA-404 for additional review comments.
2. If you want credit for Publicly Accessible Bicycle Parking (bike racks) in the Green and Sustainability Factor, you must show the bike racks on all the Landscape Plans and Site Plan drawings.

Building Materials and Colors

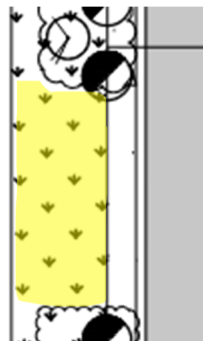
1. Call out all exterior building materials on Sheets A4.18 to A4.28 as listed. Use contrasting colors to represent large areas of panels/wall systems of your buildings. We appreciate the use of colors and patterns to distinguish the different materials; however, the colors you used for the Architectural Finish System are hard to distinguish on the elevation drawings. The color/materials board should match and reflect what is on these elevation drawings, but it’s difficult to read.

Landscape

1. Please refer to the Marked Up Response Letter for Landscape Plan comments:
 - a. Landscape Plans do not reflect the correct site area and percentage of plaza area.
 - b. Missing comprehensive rendering of the plazas that were shown to City of Bellevue staff at previous meetings.
 - c. Sheet LA-100-Site Plan: Highlight in green the extent of the site plan used for plaza area. Demonstrate how your plazas meet the design criteria for outdoor plazas found in LUC Chart 20.25A.070.D.4, "Outdoor Plaza".
2. **(Repeat comment)** Per the plans submitted, it appears that there are streetscape planters missing from 102nd Avenue NE on either side of the driveway entrance. **(New comment)** Why is the driveway shown extending all the way to the building entry? See graphic below with driveway width highlighted in yellow and building entrance encircled in red line. Please update the plans to include full streetscape planters along this ROW.



2. The pattern highlighted below is missing in your plant schedule. This pattern is used extensively in your Planting Design, particularly sheet LA-401.



Outdoor Plaza

1. Provide a revised plaza design that shows the expansion to meet the minimum 10% square footage. See Landscape Plan sheets for detailed comments pertaining to the design criteria for outdoor plaza.

2. The Plaza coverage calculations are not consistent between the Landscape Plan and the Site Plan/Dimensional Chart sections. See Sheets LA-100 and A0.21. Revise the Amenity Plan and Chart "Applicable Area of Value" for Outdoor Plaza, if necessary.

Departures: See mark-ups on Administrative Departure document.

Parks Department Comments

Street Trees

- Trees and streetlights need to be shown together on a legible, scaled drawing so that we can confirm offset requirements are met. Street lights are showing only on landscape sheet LA-302, but this is a not to scale drawing. Also, the street light symbol is very small and difficult to read where placement is intended. It appears that some of the trees are closer than the 25' required offset.
- There are long stretches on 102nd that are not showing any trees. It seems there is room for at least 2 more trees in front of building #4, and 1-2 more trees in front of building #1. Is there a conflict preventing a tree in front of the drugstore entrance 1F?
- It appears there is room for at least 1 more tree on NE 10th St.
- Location of soil cells or structural soil areas must be shown on plan in relation to utilities to show that they are not in conflict. Show placement of individual soil cells on plan that clearly relate to your soil volume calculations. Offsets may be requested for some utilities. We recommend that Landscape Architect and Civil work together early to avoid conflicts impacting soil volume. Soil volume questions can be directed to Merryn Hearn, Parks: mhearn@bellevuewa.gov.

ROW Landscaping

- Plants in the ROW planters are all showing spacing of 2' - spacing should match mature size of individual plant species which will not be consistently 2', for example: Liriope muscari is typically spaced around 18", while Cornus 'Kelseyi' should not be spaced any closer than 3'. Review and correct spacing for all ROW plants.
- Remove Euonymus fortunei 'Colorata' for use as a groundcover in the ROW planters. This plant will require too much maintenance to keep from encroaching into roadway and sidewalk and climbing over other plants.
- Please add a note to your plant schedule that explains that offsets from curb and sidewalk must be no less than half the diameter of approved spacing for each plant species.

Irrigation

- Plan drawings are incomplete regarding irrigation and difficult to read due to extremely small font.
- Show point of connection on irrigation plan sheet
- Show controller location on plan sheet and add detail drawing to detail sheet
- Valve numbers, size and flow information is not indicated on plan
- Pipe and sleeving sizes are not indicated on plan
- Main line and lateral pipe routing is not clear on plan, appears to connect to the sleeving in areas and stop. Clearly show main line and zone routing from each valve and include a quick coupler at each main line terminus.
- Conduit for field wiring and controller power not indicated on plan

Lighting

1. The Lighting Plan does not clearly show the different types of light fixtures proposed to be installed on the exterior of the site. Please see detailed review comments on the Lighting Plan.
3. **(Repeat comment)** The Lighting Plan 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. Perspective or Colored 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.

Transportation Department

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

Refer to Transportation comments and mark-ups, attached.

Please provide a written response to all the comments below.

I. General

- a. Please coordinate with your design team to effectively respond to all comments (coordination is necessary between Architect, Civil, Traffic, Landscaping, etc.).
- b. **Transportation Preliminary Civil Plans Requirements checklist:** The checklist for Design Review is required for completion by all disciplines. Please visit the following link for additional information. [Preliminary Civil Plans Requirements \(bellevuewa.gov\)](https://www.bellevuewa.gov/transportation/preliminary-civil-plans-requirements)
- c. Coordinate with PSE and franchise utilities. No new above ground utilities or cabinets shall be permitted within the planter strip or sidewalk. Transformers and utility vaults to serve the development shall be placed inside the building or behind the sidewalk. And coordinate relocation of existing utilities in conflict with the proposed design.

II. Level-Two Traffic Study (not submitted with this revision)

- a. Address comments from the previous revision request.
- b. Update the Traffic Study based on the most recent revised Trip Generation Memo.
- c. Include the Concurrency application and determination.
- d. Concurrency determination is attached.

III. **Previous Submittal: 201077-EXHIBIT-2023-03-24_CM Comments.pdf (Roundabout Exhibits)**

- a. Could not locate the revised roundabout exhibit sheets. Roundabout comments were not addressed, and responses not provided in the comment response letter.
- b. Revised roundabout plans must be included on the MDP (21-103192 LP) permit as an ultimate configuration of the intersection by the Transportation Civil Engineer.
- c. Provide written responses to the comments.
- d. Drawings must reflect that the building footprint, below grade garage, grading, ROW and easement dedications are forward compatible with the Roundabout.
- e. The Design Review (21-103195 LD) permit will reflect the interim condition with modifications to the signalized intersection.
- f. As discussed previously, the city will be constructing the roundabout with developer contribution.

Previous revision request (Repeat comment):

- a. Address comments on the roundabout exhibits plans - address AutoTurn and curb return layout.
- b. Address roundabout comments on previous Civil Plans submittal.
 - i. Show dimensions and grading of curb ramps at the northwest corner with landing to verify the required width of the sidewalk and the back of sidewalk limits.
- c. Please submit the CAD files with the proposed 30% roundabout design and the existing survey base.

Design Review

IV. **Architectural Plan_Pre6_21-103195_2023-09-14 18.10.59.pdf**

a. SPA1 – SITE PLAN A

1. Previous revision request: For the intersection of 10th/102nd – As an interim condition: Provide a traffic signal modification plan - Refer to Preliminary Civil Plans Requirements, item #7 (Depict the traffic signal poles and mast arms, pedestrian poles, etc...)
2. Public sidewalk running slope to match roadway grade – grade transition to building entrances must occur behind the sidewalk (Typical).
3. Previous revision request: Clearly label the outline of the underground garage.
4. Clarify Phasing line location – is it going through the middle of Building 3?
5. Show the south side of NE 10th Street and south and east legs of the intersection.
6. Is this property information current or is it Bellevue 10 Apartments? Please update.
7. Depict the existing building (outline and the garage access driveway onto 101st Ave NE (Village Way North).

8. Per our street maps, this driveway is designated as 101st Ave NE. Any other proposed street names would require an official request and may require council approval? Please revise all plan sheets.
9. Verify sections are consistent with the cross-section sheets. Add reference to cross-section sheets.
10. Show existing signal equipment locations, is there impact to any signal equipment in the interim condition? all signal equipment needs to be maintained ADA accessible. Add call out of maintain and protect existing traffic signal equipment in plan if no impact.
11. Please provide fiber relocation plan for review.

b. S1 – SITE PLAN

1. Show limits of proposed grind and overlay.

c. C1.0 – COVER SHEET

1. Plan set missing demolition plans. Per response: added as C1.5 – not included.
 - a. Should reflect all removals including power vaults previously depicted on sheet C6.1 (on previous revision)
2. IL01-IL06: Sheets could not be found in the submittal set.
 - a. Refer to Preliminary Civil Plans Requirements, item #8.
 - b. Show the preliminary Illumination (street lighting) proposed design including an illumination pole schedule.
 - c. Provide Photometric Calculations Plans (on separate plan sheet)
 - d. Provide a street light level analysis using AGi32 software to determine optimal street light locations that meet the city's standards. Submit a digital AGi32 file for review. Email the file to RKiriakos@bellevuewa.gov.
3. Missing plan sheets for Traffic Signal, Fiber, & RRFB system at mid-block crossings. Refer to Preliminary Civil Plans Requirements, item #7 & #8.

Minimum City fiber requirements along the project frontage include:

 - a. On Arterial Streets (102nd Ave & NE 10th): Three 3" conduits and one 2" conduit and COB SL-180-1 Communication JB at each end of the property limits.
 - b. Please see Appendix C of the Transportation Design Manual for current design requirements.

d. C1.2 – CHANNELIZATION PLAN

1. Show existing channelization.
2. Depict existing curb line.
3. Show proposed striping for bus layover.
4. Review Existing Channelization- this solid lane turns into a normal lane line before the intersection- extend stop bar to the curb return.
5. Refer to Standard Plan CW-100-1 for:
 - Crosswalk alignment between curb ramps and landing in front of the curb ramp.

- Stop line placement.
- 6. Refer to the Channelization standard plans (CH-100-1 to CH-300-1) for:
 - Left Turn lane channelization.
 - All Channelization elements.
- 7. Depict channelization on opposite legs for overall intersection channelization, lanes and crosswalk alignments.
- 8. Channelization Construction notes – Should not be part of the Sign Schedule.
- 9. Cleanup channelization plan from existing striping within proposed limits (Typical).
- 10. Label dimension
- 11. Crosswalk too wide. Refer to standard drawing CW-110-1 & RC-121-1 for Median and crosswalk width and layout.
- 12. Where are the RRFB plans? Where is the third RRFB pole in the refuge median consistent with City's standard practice.
- 13. Move signs behind the sidewalk where there's no planter strip (Typical).

e. C1.4 – EASEMENT PLAN

1. **Title Report:** Submit a current Title Report for Real Property Review of existing easements.
2. The easement depth on the legend are reversed. Deeper easement is needed at the corner for the traffic signal poles foundations. Along the frontage past the intersection 12-ft depth easement.
3. Label proposed sidewalk and utility easement width along the 102nd Ave frontage.
4. The Easement Plan for the MDP should depict the roundabout curb and back of sidewalk to verify the ROW and Sidewalk & Utility easements are forward compatible with the roundabout.
5. Is this the below grade garage outline? Please verify and label.
6. Replace "PEDESTRIAN" with "SIDEWALK".
7. Easement required for receiving ramp?
8. Check if there is an existing sidewalk and utilities easement.

f. C2.1 GRADING PLAN

1. Depict existing curb, curb return and ramps (Typical). Depict future curb line and curb return in different color (dashed) labeled as future Pinnacle South (Typical).

g. C2.2 – RAMP DETAILS

1. Update curb ramp width callout.

h. C2.3 – RAMP DETAILS

1. Relocate power vaults out of the curb ramp, wing, and landing. Vaults cannot be located along grade breaks.
2. See curb ramp and crosswalk alignment comments on sheet C1.2 – CHANNELIZATION PLAN.
3. Limits required for ramp work? Should show existing trees/tree wells in survey.

i. C3.3 – DRAINAGE PROFILES

1. Section 1 (A-A):
 - i. Depict existing building.
 - ii. Provide 6-ft minimum sidewalk (Typical). Major pedestrian generator.
 - iii. For GD: Use Typical Local Street pavement section per standard drawing RC-110-1 (Typical).
 - iv. Depict top of garage (Typical).
2. Section 2 (B-B):
 - i. Is this the existing building?
 - ii. Depict what's proposed on this side.
3. Section 4 (D-D): Previous comment: 1.5% per plan view C2.1 (Reconcile grades on plan sheets.)
4. Sheet title doesn't relate to content – Sheet contains Village Way North roadway sections, but no drainage profiles - Revise sheet title and cover sheet accordingly.

j. C6.0 – Roadway Plan and Profile – 102nd Ave NE

1. Previous Revision Request: Submit separate plan sheets for Illumination, Fiber, RRFB, and interim traffic signal design modification. See Preliminary Civil Plans Requirements.
2. Will likely need to grind and overlay this section in order to adjust location of loops.
3. Previous comment: What is this alignment for? Remove if not relevant.
4. Provide legend or label profile elevations.
5. Verify vertical grid lines, elevations, and scales.
6. Grid lines should be at consistent increments (Typical).
7. Add elevation label.

k. C6.1 – Roadway Plan and Profile – 102nd Ave NE

1. Label pavement widening dimension - Typical all sheets.
2. Depict driveway width concrete joints per DT-100-1.
3. To accommodate the turning movements of oversized vehicles, the driveway approach ramp (apron) may extend 8 feet beyond the driveway width, followed by the driveway approach side slope.
4. Label driveway width (36-ft?) matching the driveway opening behind the sidewalk.

5. Verify vertical grid lines, elevations, and scales.
6. Grid lines should be at consistent increments (Typical).
7. Add elevation labels.

I. C6.2 – FRONTAGE IMPROVEMENTS

1. Is this the future Pinnacle South curb? Label for clarification existing and future curbs and provide FOC to FOC dimension to existing curb. Depict future curb line in dashed colored line type.
2. Previous comment: Align the profile with the plan stationing.
3. Horizontal and Vertical scales should be consistent on all plan and profile sheets - verify and update.
4. Verify vertical grid lines, elevations, and scales.
5. Add elevation label.

m. C6.3 – FRONTAGE IMPROVEMENTS

1. Is this the future Pinnacle South curb? Label for clarification existing and future curbs and provide FOC to FOC dimension to existing curb. Depict future curb line in dashed colored line type.
2. Align the profile with the plan stationing.
3. Will likely need to grind and overlay this section in order to adjust location of loops.
4. Previous comment: Verify scale and update (Typical on all plan sheets) - Horizontal scale on plan view must match the horizontal scale on the profile.
5. Verify vertical grid lines, elevations, and scales.
6. Grid lines should be at consistent increments (Typical).
7. Add elevation labels.
8. Horizontal and Vertical scales should be consistent on all plan and profile sheets - verify and update.

n. C7.0 – SIGHT DISTANCE PLAN AND PROFILE

1. Object height for pedestrian sight line is 1-ft off of the proposed ground – Revise.

o. C7.1 - SIGHT DISTANCE PLAN AND PROFILE

1. Object height for pedestrian sight line is 1-ft off of the proposed ground – Revise.
2. Previous Comment: Depict proposed features on the profile to verify sight line is clear from obstructions. (Label what these features are - Curb is not reflected on the profile below).

p. C7.2 - SIGHT DISTANCE PLAN AND PROFILE

1. Depict the existing building (recently constructed) outline at ground level.

2. The minimum sight distance for 25mph is 250ft. Provide design justification for documentation of available sight distance.
3. Show the sight lines for right and left turning vehicles.

q. C8.0 – TURNING PLAN

1. Show proposed and/or existing channelization (Typical).

r. C8.1 - TURNING PLAN

1. Show proposed and/or existing channelization (Typical).
2. Verify minimum turning radius is used for SU-30.
3. Previous comment not addressed: SU-30 should not encroach on the sidewalk or the planter. Please adjust the path to stay within the driveway width.
4. Running over median.
5. Likely not starting from channelized lane- adjust once lane lines are shown on dwg.

s. C8.4 - TURNING PLAN

1. Show the Fire Truck existing on a separate figure.
2. Coordinate with Fire reviewer for exit need to the right (west on NE 10th Street).

t. C8.6 - TURNING PLAN

1. To accommodate the turning movements of oversized vehicles, the driveway approach ramp (apron) may extend 8 feet beyond the driveway width, followed by the driveway approach side slope.

Below are previous comments – please label the dimensions on the plan sheet and provide written responses (Typical C8.6-C8.9).

2. The required driveway width for 3 lanes is 36-ft. In addition, 2-ft shy distance is required from the face of the buildings.
3. If you can't meet 36-ft with the shy distance, then the driveway should be 2 lanes only with 30-ft min driveway width and 2-ft shy distance to the face of the buildings.
4. Maintain the required width of the driveway and the shy distance for 75-ft from the back of the required sidewalk to accommodate the large trucks.
5. Reducing the driveway to two lanes will require updating the driveway operations analysis in the TIA. Coordinate with TSI.
6. Show 2-ft Shy distance to the face of building/storage rooms.
7. Label driveway width and approach width (typical).

u. Sheet C8.7 - TURNING PLAN

1. See all applicable comments on C8.6 for driveway layout.

v. Sheet C8.8 - TURNING PLAN

1. See all applicable comments on C8.6 for driveway layout.
2. Why is this garbage truck different from the one on C8.12?

w. Sheet C8.9 - TURNING PLAN

1. See all applicable comments on C8.6 for driveway layout.

x. Sheet C8.11 - TURNING PLAN

1. Label designated loading spaces (for WB-67, WB-40, Republic Trash and Recycle): Width, length, type of vehicle (Typical).
2. Coordinate with Architect for updated plans for the loading spaces - see clip below from Sheet A1.11.
3. Previous comment not addressed: Show the auto-turn for WB-40 at the second loading bay.
4. Previous comment not addressed: Show the proposed auto turn for the move in area.
5. Show the proposed auto turn for the SU-30 into the designated loading space.

y. Sheet C8.12 - TURNING PLAN

1. Label designated loading spaces (for WB-67, WB-40, Republic Trash and Recycle): Width, length, type of vehicle (Typical).
2. Coordinate with Architect for updated plans for the loading spaces - see clip below from Sheet A0.30.
3. Show Republic Service compactor location.
4. Why is this garbage truck different from the one on C8.8?
5. Verify that the correct republic service truck is used for turning movements.

z. Sheet C9.0 – General Notes and Details

1. Move utilities details to a separate plan sheet.
2. For the Clearing and grading permit: Update all COB standard plans to most recent revision date.

Section 4:

3. Verify and update Ex. P/L depiction.
4. As depicted: roadway width + curb + planter = 29-ft.

Below are previous comments – Address and provide written responses.

5. Verify where the crown of the road is with respect to the CL.
6. Show the below grade garage extents with respect to the sidewalk.
7. ADD NOTE: FUTURE BY PINNACLE SOUTH.
8. Show existing curb.

Sections 5, 6, & 7:

1. For the clearing and grading permit: Per standard RC-240-1: Refer to RC-100-1 for Arterial pavement section (Typical).

Below are previous comments – Address and provide written responses.

2. Show the below grade garage extents with respect to the sidewalk.
3. Label width of the roadway widening.
4. Show existing curb. And full roadway dimension - from face of curb to face of curb.

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.

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.

Next Steps:

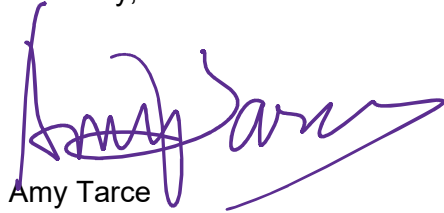
Please submit a consolidated revision submittal regarding the above information requested within 60 days (**March 10, 2024**) and upload to both the LD and LP permits through www.mybuildingpermit.com. Please submit the complete set of plans (not just the sheets which changed) and any supporting documentation 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,



Amy Tarce
Senior Planner

Attachments: Land Use Comment Coversheet
 Marked-Up Plans
 Architecture Plan Pre 6
 Amenity Plan and Chart Pre 6
 Project Narrative Pre 6
 Administrative Departures Pre 6
 Transportation Comments
 Fire Comments

Cc: Review Team