



# City of Bellevue

Post Office Box 90012 ▪ Bellevue, Washington ▪ 98009

April 21, 2025

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 #11**

## **SENT VIA EMAIL AND MYBUILDINGPERMIT.COM**

Dear Ms. Kwok:

The Development Review Committee (DRC) has reviewed the plans submitted on March 26, 2025 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 Land Use Director and Development Services staff would like to meet to discuss our review comments with you prior to resubmitting. After you have read through the list of revision requests, please contact me to 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.

**A. Required Plans for Final Submittal:** Since this is your last revision submittal prior to Land Use Permit approvals, submit all required materials as listed in the application checklist for [Design Review](#) and [Master Development Plan](#) which can be found in the City of Bellevue website. These checklists have been updated and may have items that you were not required to submit before. Please check with me if you are unsure if you need to submit items listed on these checklists.

Items you do not need to resubmit:

1. Survey
2. Title Report
3. Republic Services approval letter
4. SEPA Checklist

**B. Plan Preparation Standards:** For best practice in preparing plans, we are sending these as a reminder that your plan sets meet our expectation 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.* This is a **repeated comment** because you continue to not address this on your plans.
3. All drawings must be oriented such that north is always on top of the page. Plans and elevation drawings of buildings should be 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. There should be consistency throughout the plan set for orientation which is a standard architectural practice.
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. *New example: You revised the driveway width and sidewalk width next to Building 6 per Transportation standards but you did not correct the dimensional information on the civil plans. The dimensional information on the architectural plans and the landscape plans also do not match what was shown on the civil plans.*
5. 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. *New comment: We are still seeing inconsistencies in your dimensional table numbers (see marked up dimensional table).*
6. 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.
7. Remove unflattened viewports on all plans that need to be reviewed by the Fire Department.
8. When you are making changes to a plan sheet, please ensure that you are making the same changes to all applicable plan sheets. This is why we are continuing to see inconsistencies throughout this development plan set.
9. Do not change the sheet numbers when you add or subtract new sheets. We have started writing the staff report and referenced sheet numbers.
10. *New comment: You do not need to resubmit the Marked Up Comment Response Letter. This is provided for reference only so we can track which comments have been previous sent to you. Where you did not adequately respond to our review comments, we will capture those as repeat comments in this letter.*
11. Repeat Comments will be shown as **Bold Text**, underlined and **highlighted** in yellow. In instances where we added new comments to further clarify how you should answer our questions or revise your plans, these will be shown in ***italicized bold text***.

Department comments are as follows:

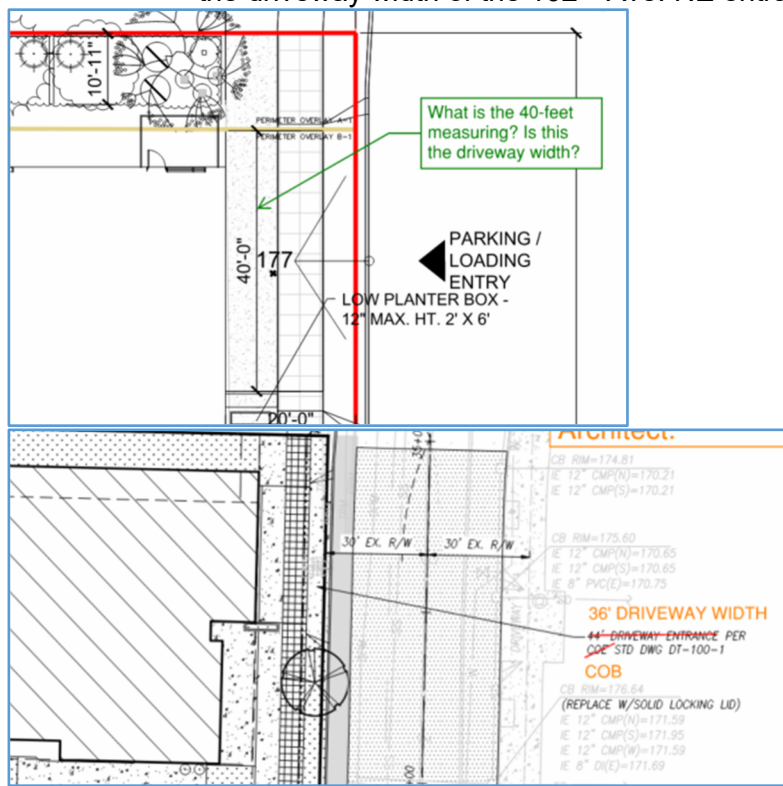
### **#21-103195-LD – DESIGN REVIEW**

#### **Land Use**

**Staff Contacts:** Amy Tarce, (425) 452-2896, [atarce@bellevuewa.gov](mailto:atarce@bellevuewa.gov)

## General

1. **Courtesy Notice:** Land Use staff has met with the Building Department reviewer regarding the status of the peer review of Building 1 and Building 2 of the Pinnacle North building permit applications. As you have chosen to construct this development in a single phase, and are working with Building to construction sequence the development, please be advised that if at any point construction is suspended, you will be required to apply for a Land Use Exemption (or a new Administrative Design Review) to provide interim conditions to ensure that what has been constructed can stand on it's own for the FAR amenity incentive program, required plazas and through block pedestrian connections. No building certificate of occupancy will be issued without an approved Land Use Exemption or new Administrative Design Review. This is because you have chosen to not phase the development through the MDP.
2. We have been continuously improving the graphic communication standards for Administrative Design Review plans since you first submitted your application in 2021. As we started drafting the staff report, we are finding that your plans miss important information that are necessary to document how your project is meeting the requirements of the Land Use Code. As such, you will find additional comments in this review cycle that involves adding information on your plan sheets for clarification.
  - a. We are still seeing plans with incomplete information that makes it difficult to determine how your project is fully complying with the Land Use Code. See review comments below for Departure Request responses and graphics.
  - b. Discrepancy in dimensions shown between Landscape Plan and Civil Plans for the driveway width of the 102<sup>nd</sup> Ave. NE entrance.



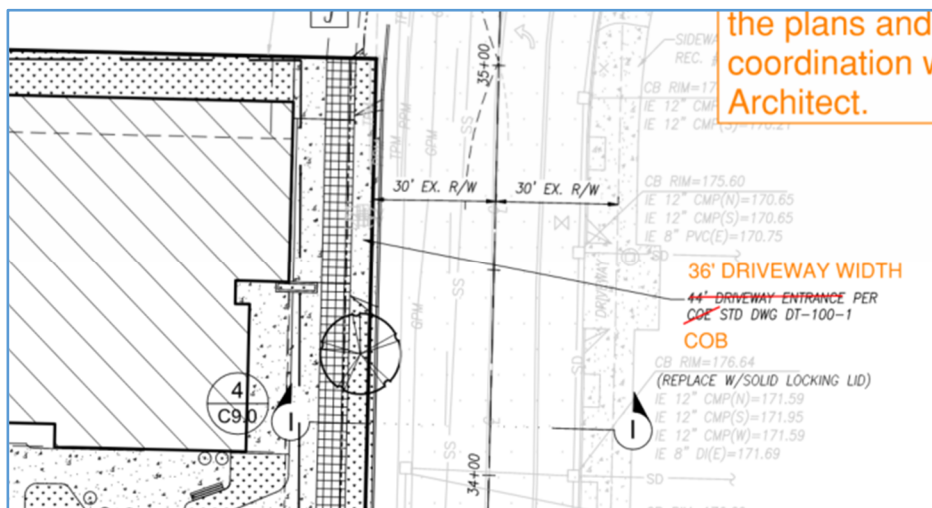
- c. The Landscape Plan buffer landscaping shows residential units abutting the landscape buffer. Per conversation with Kandice Lai, these residential units are

above the landscape buffer area. You need to show the correct uses at grade with the perimeter landscape buffer area.

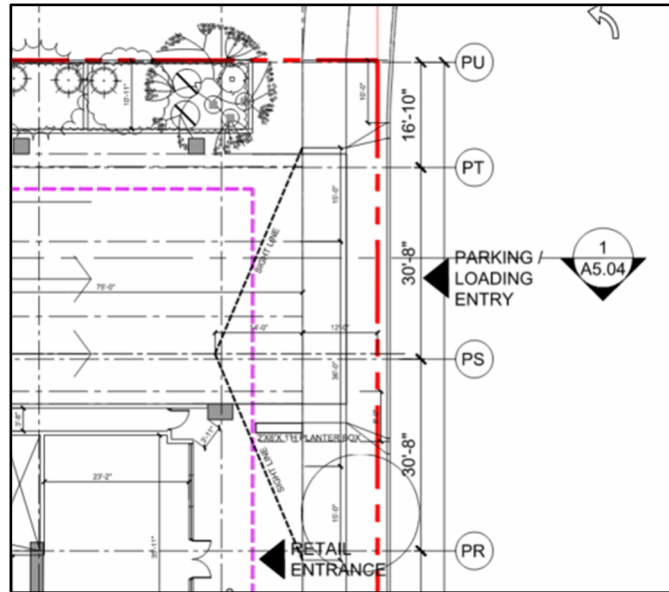
3. Update the project narrative document as you continue to refine the project scope. Make sure the correct FAR and proposed floor area are reflected in the Project Description narrative. (see REPEAT COMMENTS under Dimensional Requirements).
4. Resubmit Appendix A of your SEPA Checklist. Your updated SEPA Checklist mentioned Appendix A but did not provide it.
5. Submit a new Comprehensive Plan policies response. The Comprehensive Plan has been updated in October 2024 and new policies and numbering of polices have changed. The Comprehensive Plan policies you addressed in your submittal responses no longer exists.

### **Dimensional Requirements**

6. The FAR Bonus Amenity Table requires additional revisions due to the miscalculation of the FAR for the A-1 Land Use District which affects the distribution of your Floor Areas for market rate and affordable housing units. See attached Marked Up Amenity Plan Tables.
7. **Repeat Comment:** Civil Plans must be coordinated with the Architectural and Landscape Site Plans. When you show one dimension in the Civil Plans, you must ensure there are no conflicting information on the Landscape Plans or Architectural Plans. We continue to see confusing numbers on your plans. Example, the driveway width for garage entrance at 102<sup>nd</sup> Ave. NE.



Driveway width shown as 44' on Civil Plan sheet SPA1, Site Plan A



Driveway width shown as 30'-8" on Architectural Plan Sheet A1.11

8. An Administrative Variance is required to comply with the Tower Separation and Floor Plate Reduction standards of LUC 20.25A.060. This is a Process II Administrative review (LUC 20.35.015.C) that requires a public notice. Your Variance must address the General Decision Criteria found in LUC 20.30G.140.A. **Note that the City has adopted new policies for expediting permit reviews and now impose a stricter Completeness review of permit applications. Failure to meet all the requirements for a Variance application will result in delays in your Variance approval, which is critical to your receiving your MDP and ADR approvals by the end of June.**

### Departure Requests

The following Departure Requests have been approved:

- Build-to-Line
- Compact Parking
- Exhaust Vent Heights

9. "A" Right of Way, Active Uses:

- a. As discussed via email and video call with Kandice Lai, revise the residential lobbies to show that the lobby spaces will be activated through programming. Will the parcel room and fire control room be provided with 100% transparent glazing as required by the LUC? The fire control room is unoccupied space and does not contribute to activating the street or the lobby. How is the parcel room designed so as to activate the lobby and engage the pedestrian?
- b. Answer the decision criteria for Active Use departure. See marked up Departure Request document, attached. Provide interior views of the residential lobbies to demonstrate that it meets criteria ii listed below. The Active Use substitution has specific criteria found in LUC 20.25A.070.C.1.c.
  - i. The use is within a building and supports pedestrian activity;
  - ii. The use promotes a high degree of visual and physical interaction between the building interior and the adjacent public realm; and

iii. The use meets the design criteria in FAR Exemption for Ground-Level and Upper-Level Active Uses in LUC 20.25A.070.C.1.a and C.1.b, and the design guidelines for the applicable right-of-way designation in LUC 20.25A.170.B.

- c. Building length used for calculating Transparency and Weather Protection percentages must be recalculated. Do not include the driveway width and the Outdoor Plazas in your calculation of 102<sup>nd</sup> Ave. NE.
- d. It appears you meet the required minimum width of 75% for Weather Protection and the minimum height and depth, so revise your answer to clarify that you are only asking a Departure for the location of weather protection because it is not over the sidewalks.

**10. Remove Tower Separation from Departure Requests.** Per LUC, this will require an Administrative Variance.

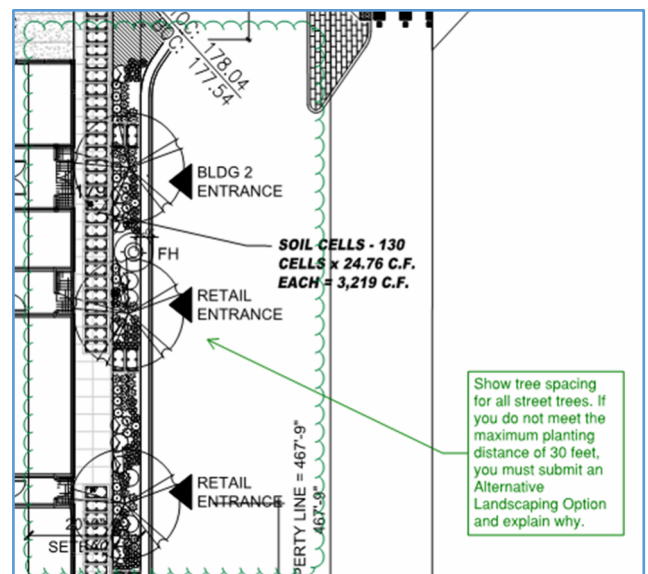
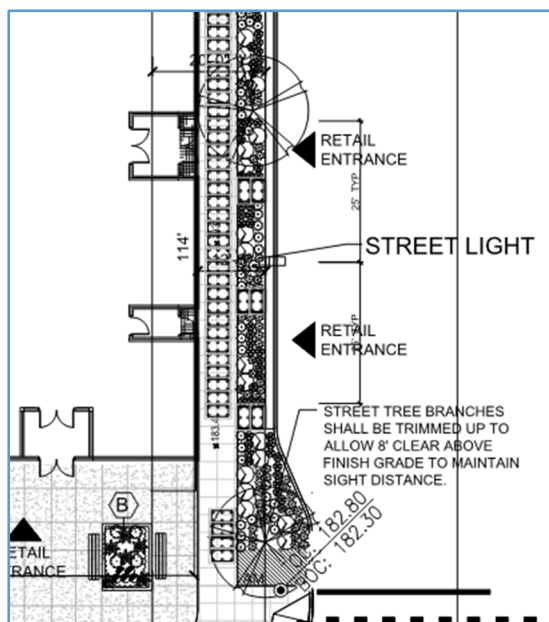
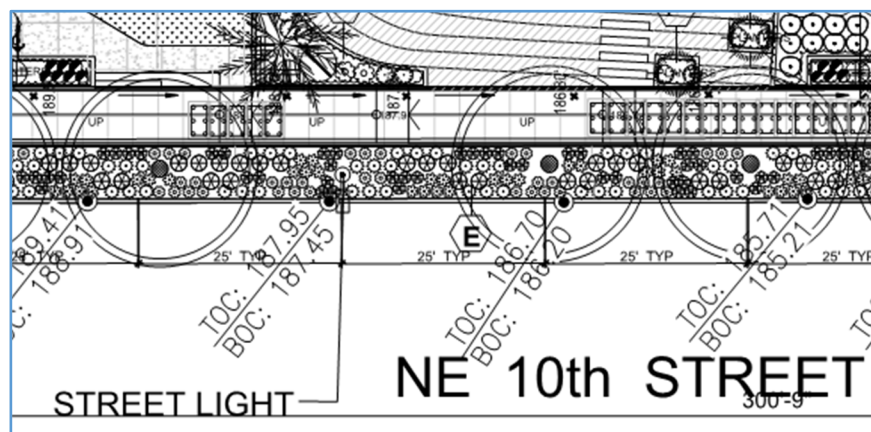
**11. New Departure Request – Garage Exhausts:** A departure request must be submitted for locating garage exhausts next to sidewalks OR design garage exhausts as towers with vents directed away from pedestrian areas. Per discussion with Kandice, garage exhausts at 102nd Ave NE is flushed to the sidewalk, located next to the main doors of the drugstore entrance. Garage exhausts next to the sidewalk of Building 6 and the internal roadway is 8 inches above the finished grade. Both these 2 locations do not meet LUC 20.25A.130.D.2.

**12. New Departure Request - Street Tree Spacing:** Street trees planting distances do not meet the maximum required distances of 25 feet for medium trees and 30 feet for large trees. Your plant schedule shows you are providing the correct tree spacing; however, your landscape plan sheet LA-401 does not show the correct street tree spacing on 102<sup>nd</sup> Ave. NE and NE 10<sup>th</sup> (see screen shots of these locations below).

- a. Required street tree spacing are as follows:
  - 102nd Ave NE:  
Miyabe maple, Acer miyabei 'Rugged Ridge' – Large  
Max. Tree spacing: 30 ft.
  - NE 10th Street: Tupelo: Nyssa sylvatica 'Firestarter' – Medium  
Max. Tree spacing: 25 ft.
- b. Pursuant to LUC 20.25A.030.D.1, the Director may approve an Administrative Departure for the location or size of tree pits and planter strips if the applicant is unable to meet the requirements of this subsection due to utility placement or other obstructions that are out of the applicant's control.
- c. Your Departure Request must provide the distance dimensions for ALL street trees.
  - i. Provide the distance between the southernmost tree on 102<sup>nd</sup> Ave. NE and the next street tree to the north of it. It appears you are missing one street tree due to the street light. Why are you showing the distance between the light pole and the street tree? What code requirement are these numbers trying to convey and why are you not showing the distance between the southernmost street tree and the tree by the retail entrance? Explain this in your response to the Departure Request.
  - ii. Parks Dept. has reviewed your tree spacing and can accept the proposed spacing and not providing a tree where the streetlights are located.



- iii. Your Administrative Departure must answer both the criteria for the Administrative Departure and the Alternative Landscaping Option for not meeting the maximum tree spacing standards. Your answer to criteria iv of the Administrative Departure should include the following 2 criteria found in LUC 20.20.520.J.2:
- The proposed landscaping represents an equal or better result than that which could be achieved by strictly following the requirements of this section; and
  - The proposed landscaping complies with the stated purpose of this section (subsection A), and with the purpose and intent of paragraphs F.1 and G of this section;



- d. Furthermore, the tree spacing must address Parks Department review comments below. Your narrative must explain why you cannot provide the missing trees and that the proposed spacing meets criteria iii of the Administrative Departure Decision Criteria, as follows:

***The modification is the minimum reasonably necessary to achieve the Comprehensive Plan objective or Land Use Code intent; and***

Your justification must show that you have considered all options for the Utilities and light fixtures locations and that these locations are the only feasible locations to meet other departmental requirements (Utilities and Transportation).

**Downtown Design Guidelines**

13. Revise your response to LUC 20.25A.160.B.2.a.vi regarding location of above-ground mechanical equipment. Note that garage exhaust vents are located at the garage driveways and mechanical exhausts for retail/active use spaces are requesting a Departure for location above the weather protection.
14. Bicycle parking. Revise answer to LUC 20.25A.160.B.2.c.iv. Where are the bicycle parking for each residential tower? Where are the uncovered bike parking for visitors and active use employees or customers? Your answer should state "bike parking is located at entrance of XXX" or "at Outdoor Plaza which is visible from the street."
15. LUC 20.25A.160.E.2.n: Clarify if the central open space of Outdoor Plaza 2 is designed as an event space and if electrical connections will be provided.
16. LUC 20.25A.170.A.1 (iii): Be specific. Enumerate points of interest applied to both street facades - decorative texture on glass panels, and blank wall treatment.
17. LUC 20.25A.170.A.2 (v): Be specific. What are the proposed materials for weather protection? Wood? Steel? Glass?
18. LUC 20.25A.170.A.3 (vii): your response notes pavilion structures to be provided in the plazas. You don't have pavilions or structures shown on the Landscape Plans.
19. Right-of-Way Designations: confirm and if necessary, revise your numbers to match the dimensional data in the Departure Requests for A Right-of-Way.
20. LUC 20.25A.180.C, Connected Floor Plates: You do not have connected floor plates in your project. Answer here should be "N/A"
21. LUC 20.25A.180.D.4.(iii): incorrect answer. This standard is talking about building entry lighting. Why are you talking about glazing?

**Civil Plans**

22. List all revisions to the Civil Plans in your next comment response letter. Include sheet numbers and cloud the revisions so we can compare them with your architectural and landscape plan sheets. See marked up Civil Plans for all review comments.
23. **Repeat Comment (formerly review comment #20).** Show Through Block Connection and Outdoor Plaza easements on the civil plans Sheet C1.4. ***The Easement Plan sheet did not show clearly the Through Block Connection and the Outdoor Plaza areas. You must color code the areas for these open spaces, consistent what you did for the transportation public easements. Simply labeling the areas is inadequate response as you did not show on the plans that there are proposed easements to be recorded for these open spaces.***
24. **Repeat Comment:** Affordable Housing (IOC): You provided a table with a breakdown of the affordable housing to market rate ratio by building. ***Provide a summary table that***



***shows the total for each unit type. Help us help you by providing us with the information without having us do the math for you.***

Total No. of Market Rate Units: 1529 units

Overall unit mix

- Studio: X no. of units (Percentage)
- One-Bedroom: X no. of units (Percentage)
- One-Bedroom with Den: no. of units (Percentage)
- Two-Bedroom: X no. of units (Percentage)
- Two-Bedroom with Den: no. of units (Percentage)
- Three-Bedroom: no. of units (Percentage)
- Three-Bedroom with Den: no. of units (Percentage)

Affordable Housing Units proposed: 84 units

Proposed affordable unit mix

- Studio: X no. of units (Percentage)
- One-Bedroom: X no. of units (Percentage)
- One-Bedroom with Den: no. of units (Percentage)
- Two-Bedroom: X no. of units (Percentage)
- Two-Bedroom with Den: no. of units (Percentage)
- Three-Bedroom: no. of units (Percentage)
- Three-Bedroom with Den: no. of units (Percentage)

**a. Courtesy Notice:** A recorded covenant agreement for the affordable housing units is required prior to first Building Permit issuance of a building in the DT-R B-1 Perimeter Overlay because you chose to submit a one-phased MDP. The covenant agreement document must be approved by the City Attorney's Office and requires additional review with ARCH. Our City Attorney's Office is currently updating the template for the covenant agreement and will be provided to you once a final version is available. We strongly encourage you to start the process for ARCH review of your affordable housing units as soon as possible. Contact Terrell Edwards, Housing Policy and Program Planner, ARCH, at [ttedwards@bellevuewa.gov](mailto:ttedwards@bellevuewa.gov), (425) 553-1257.

### **Parking and Loading Areas**

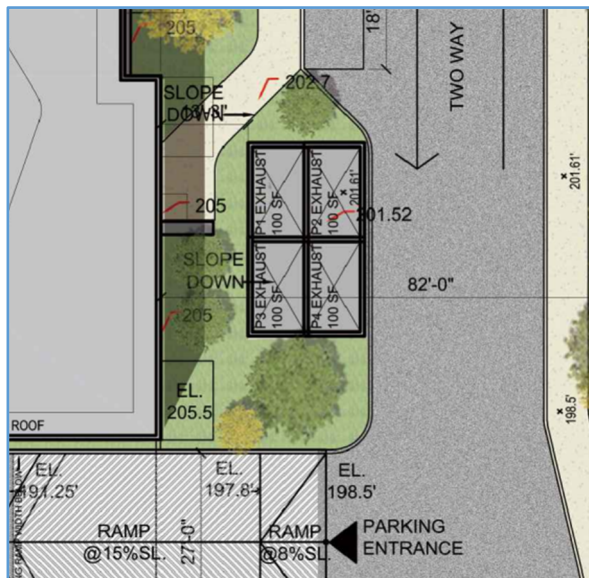
**25.** Bike parking. The proposed number of bike parking, as shown on the Amenity Plan and Chart are acceptable. However, there is missing or inconsistent information regarding the following:

- a. **Repeat Comment:** Given the size of your development, bike storage should be distributed among the 6 residential buildings and not concentrated in one location. Covered bike storage should be accessible from all residential tower lobbies and the employees of the tenant spaces. The bike storage area appears to be only accessible from the Outdoor Plaza on 102<sup>nd</sup> Ave. NE. Explain how the residents and employees will safely access the covered bike storage area from each of the 6 building lobbies.
- b. Access to covered bike parking/storage rooms must be intuitive and safe; i.e. from the Outdoor Plazas, residential lobbies or direct access from the sidewalks.

### **Mechanical Equipment Screening**

**26. Repeat Comment:** Garage exhausts may not be located next to pedestrian areas. Identify all garage exhaust locations on site and explain how you are meeting the

location preference standards in LUC 20.25A.130.D.2. This proposed location also do not meet the Mechanical code requirements for distance from a sidewalk (see screenshot with red text that was provided in previous revision request letter).



OR (per SBCC email dated 6/15/23 from Stoyan)

5. For enclosed parking garage exhaust system outlets and transformer vault/exhaust system outlets: 10 feet (3048 mm) from property lines which separate one lot from another; 10 feet (3048mm) from operable openings into buildings; 3 feet (914 mm) horizontally from; 10 feet above, or 10 feet below adjoining finished walkways.

the elevation required by Section 1012 of the International Building Code for unobstructed attendant equipment.

'walking surface'

- 27. Repeat Comment:** Make sure to coordinate all applicable codes when designing your mechanical equipment, especially if they will impact the site plan. Exhaust locations must comply with Mechanical code, Transportation standards and Land Use Code. If we approve a site plan and in subsequent construction permit reviews, we discover that the location of the mechanical vents are not compliant to other city codes, you will be required to submit a Land Use Exemption to revise your site plan. To avoid delays in your mechanical permit approval, show the garage exhaust and intake vents with the required distances prescribed in 2021 IMC 51.3.1, item #5.

### Landscape Development Requirements and Landscape Plans

- 28.** The Green and Sustainability Factor table and landscape plans can be approved. We have no further revision requests.
- 29.** Provide the Landscape Area calculations for the two Outdoor Plazas. Your response to the Design Guidelines for Outdoor Plazas simply said you met the 20% landscape area requirement; however, you did not demonstrate on the plans how you are meeting this area requirement. Similar to the Green and Sustainability Factor, call out the areas on the plan that you are counting towards meeting the 20% landscape area requirement for each Outdoor Plaza.
- 30.** Outdoor Plaza 2 (south): What are your proposed programming and amenities on Plaza 2 to meet Design Guidelines LUC 20.25A.160E.2.k and the Outdoor Plaza design criteria:

“Plaza amenities to enhance the users’ experience shall be provided, e.g., art and water elements.” Since there is no proposed art or water element, we just need to have a better understanding of your proposed alternatives.

**31. Plant Schedule**

- a. Three of the proposed groundcovers are not likely to grow fast and cover large areas within 3 years. Consider eliminating or substituting these with the other acceptable groundcovers:
  - Fragaria Chiloensis/Sand Strawberry
  - Galium Odorata/Sweet Woodruff
  - Lithodora Diffusa/Heavenly Blue/Lithodora
- b. Your Planting Design, Sheet LA-401, shows plant spacing that does not match the plant spacing as shown on the Plant Schedule on Sheet LA-403. We recognize that the Planting Design Plan is intended to provide a general idea of the plants for each landscape planter area and actual plants at initial planting will not be as big as shown in your drawings. Your shrubs and groundcover must cover the landscape areas at 100% within 3 years. The Plant Schedule appears to meet this ultimate plant cover requirement. Add the following notes on Sheet LA-403:
  - Where there are discrepancies in the plant spacing and plant species between the Landscape Planting Design on sheet LA-401 and the Plant Schedule on this sheet, the size and spacing prescribed in the Plant Schedule shall prevail.
  - Groundcover amounts shown on Plant Schedule is subject to meeting the Land Use Code landscape standards for groundcover. Groundcovers must fill all bare planting areas to meet the spacing requirements as shown on the Plant Schedule.

**32. Courtesy Notice:** Your Outdoor Plaza seating calculations show that one plaza exceeds the minimum required seating of 1 LF/30 S.F. of plaza area, as follows:

Outdoor Plaza 1 (north): 8051 S.F.  
 $8051/30 = 268.3$  linear feet (required)  
Proposed seating length: 175 L.F.

Outdoor Plaza 2 (south): 13,605 S.F.  
 $13,605/30 = 453.5$  linear feet (required)  
Proposed seating length: 556 L.F.

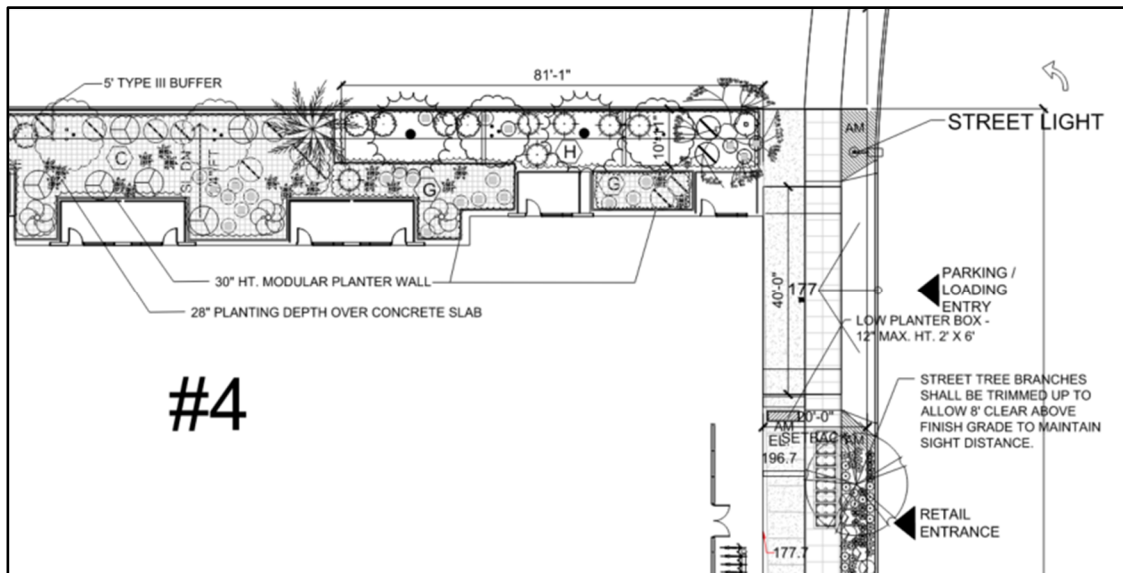
Total required linear feet of seating:  $21,656 \text{ S.F.}/30 = 721.87 \text{ LF}$   
Total proposed linear feet of seating: 731 L.F., which is greater than the minimum required.

While you meet the minimum requirement for the MDP, if you decided to phase the project in the future, you will need to revise the Outdoor Plaza design to comply with the seating requirements if both plazas are not built at the same time.

**33. Where is Sheet LA-502, Light Fixture Cut Sheets noted on Sheet LA-501?**

**34. Repeat Comment:** On Sheet LA-401, demonstrate how you meet the planting requirement for a Type III Landscape Buffer along the north property line. A minimum width of 5 feet is required. See LUC 20.20.520.G.3:

- a. Evergreen and deciduous trees, with no more than 50 percent being deciduous, a minimum of six feet in height, and planted at intervals no greater than 30 feet on center; and
- b. If planted to buffer a building elevation, shrubs, a minimum of three and one-half feet in height, and living ground cover planted so that the ground will be covered within three years



**Repeat Comment:** Provide a planting plan to show the number and type of trees within the Landscape Buffer and include the maximum distance between each tree. Provide a table showing the type of trees, size at planting and add a note indicating the groundcover type and size at planting are spaced to provide 100% coverage within 3 years. Since this area will be in the shade for most of the year, ensure that the plants you propose are suitable for the shaded conditions.

**Repeat Comment:** Provide the correct floor plan for the spaces next to the landscape buffer (we've asked for accurate floor plans to be shown on Landscape Plan since two revision requests ago). We need to be able to understand how the landscape elements, including plants, interfaces with the interior spaces of the building in the Outdoor Plazas and the perimeter landscape areas.

**New comment:** In talking to Kandice Lai, I found out that the building elevations were incorrect and showed a large wall where there should be none. Coordinate Landscape Plan, Civil and Architectural Plans to clarify the finished grade of the landscape buffer area and the building wall, Provide a cross section from north to south so we understand better how the landscape buffer interfaces with the garage wall and the residential units above.

### **Parks Department**

**Staff Contact:** *Merryn Hearn, (425) 452-4100, [mhearn@bellevuewa.gov](mailto:mhearn@bellevuewa.gov)*

### **ROW Street Tree and Landscape:**

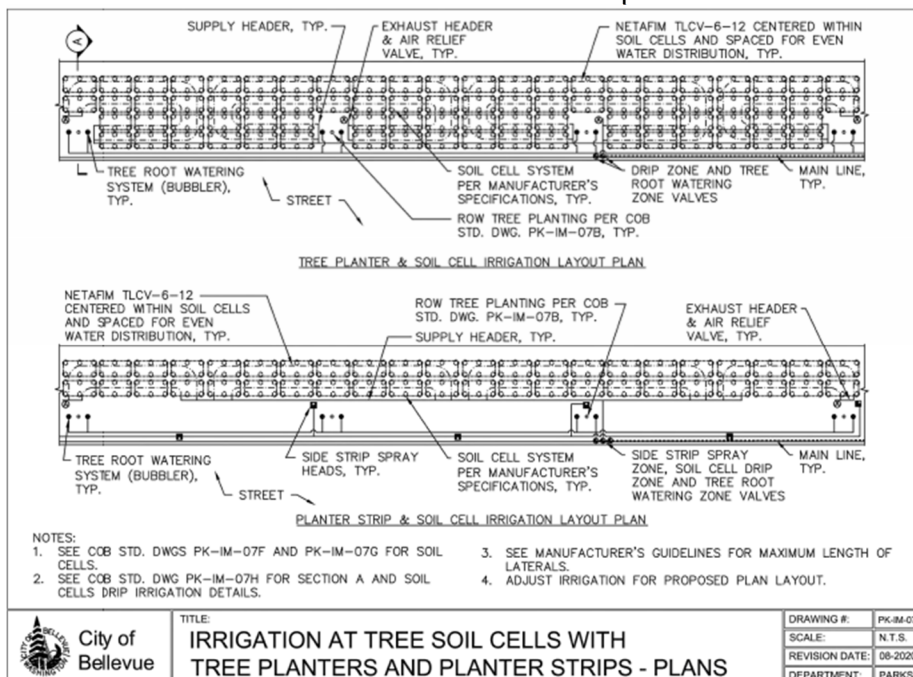
- Tree spacing is not consistent between the landscape sheets. LA 102 shows trees along 102<sup>nd</sup> regularly spaced as they should be at 30', but sheets LA100 and LA 101 show the 2<sup>nd</sup> tree south of the mid-block crossing to be shifted about 4' north of where it

should be. If there is a conflict that requires this shift, please explain. Tree spacing needs to be consistent between all sheets.

- Bed length on NE 10<sup>th</sup> is 250', not 260'. This makes open soil calculation 3,750 CF rather than 3,900 CF. You will need to add 5 more soil cells along NE 10<sup>th</sup> to meet the requirement.
- Soil cells are shown below the paved walk-offs on 102<sup>nd</sup> Ave NE, but not along NE 10<sup>th</sup>. LA 102 appears to show walk-offs along NE 10<sup>th</sup>. In order to maintain continuous soil volume in the planter beds, you would need to show soil cells under any walk-off area that is not otherwise connected by adjacent soil cells: it looks like there is an area between the two western-most trees and also between the two groups of trees where walk-offs are showing on LA 102.
  - If walk-offs are planned along NE 10<sup>th</sup>, landscape layout on LA 401 needs to be adjusted to remove planting in these areas.
- Remove or revise note on LA 401 to prune branches up to 8'. If any clearance pruning is required to maintain standard clearances or sight-lines, pruning must be executed by a certified ISA Arborist and in coordination with COB Parks.

#### Irrigation comments:

- Line symbols for main line and laterals are confusing and inconsistent through pages, please use a dashed line for mainline and clear connections from valves to lateral piping.
- Soil cell irrigation laterals are bolded (indicating main line) and appear to route inside soil cells. All lateral piping shall be in accessible planter strips or tree wells per PK-IM-071 included on detail sheet.
- Drip line in soil cells shall be looped as a continuous run into and back out of cell per PK-IM-071 as to be accessible from the landscape bed or tree well.



#### Transportation Department

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

PLEASE PROVIDE A WRITTEN RESPONSE TO ALL THE COMMENTS BELOW.



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

**The comments below are follow-up to previous comments and additional comments for consistency throughout the plans.**

**I. Level-Two Traffic Study dated March 2025**

- a. **Page 35 (39):** Check the units or quantities and update. Should the quantity be 94,599 Ksf and 103,381 Ksf or 94,599 sf and 103,381 sf.
- b. **Page 48 (52):**
  1. Should this be "Buildings 4, 5, and 6"
  2. Inconsistent with the Civil response and what is depicted on the channelization plan. Please coordinate with the Civil to convert 2 parking spots into one space to accommodate SU-30 and signing it accordingly on C1.2.
- c. **Page 57 (61):** Please update to the current Transportation Concurrency: August 2024 and 613 Motility Units.

**II. Civil Plans (Civil Plan\_Pre10\_21-103195\_2024-12-09 22.55.50.pdf)**

**a. SPA1, SPB1, and S1 – SITE PLAN A, SITE PLAN B, and SITE PLAN**

1. Verify driveway callouts consistency throughout the plans and in coordination with the Architect.
2. Driveway callout on 102<sup>nd</sup> Ave: 36' DRIVEWAY WIDTH, and COB
3. Driveway callout on NE 10<sup>th</sup> St: 30' DRIVEWAY WIDTH, and COB

**b. C1.0 - COVER SHEET**

1. Delete driveway callouts.

**c. C1.2 – CHANNELIZATION PLAN**

1. Inconsistent with the TIA calling for a space for SU-30 on the upper plaza. Combine 2 parking spaces into 1 to accommodate SU-30 and sign it accordingly.

**d. C1.4 – EASEMENT PLAN**

1. The title report still shows this easement. Please remove "Has Been Relinquished" note.
  - Has conversations with PSE determined the relinquishment of this easement? Please clarify if this is proposed to remain or to be relinquished.
2. COB easement 20221206000002 on the title report is missing from the Easement exhibit.
3. Verify that all easements listed on the Title report are reflected on the easement exhibit.
4. For the GD, an ALTA survey will be required for review.

**e. C2.2 GRADING PLAN**

1. Revise sidewalk label width to 8-ft.

**f. C3.3 – 101<sup>st</sup> AVE NE CROSS SECTIONS**

1. Revise to 8' (adjacent to on-street parking spaces)

**g. C6.1 – Roadway Plan and Profile – 102<sup>nd</sup> Ave NE**

1. Driveway width 36-feet.



2. Add reference to driveway detail on C6.4.
3. Delete additional dimensions.

**h. C6.2 – Roadway Plan and Profile – NE 10<sup>th</sup> St**

1. Delete additional dimensions.
2. What is this detail? Delete if not applicable.

**i. C6.4 – 102<sup>nd</sup> DRIVEWAY ENTRANCE DETAIL**

1. Add "DRIVEWAY WIDTH" to the 36-ft measurement.
2. Add "2-FT SHY DISTANCE TO BUILDING FACE" callout.
3. Extend plan view.
4. Label the 75-foot length maintaining the driveway width behind the back of sidewalk.
5. Depict actual ground floor layout at driveway level - coordinate with the architect, see plan sheet A1.11.
6. Delete additional dimensions.

**j. C7.0 – SIGHT DISTANCE PLAN AND PROFILE**

1. Label 14-ft from edge of travel way.
2. Available sight distance is measured along the travel path of the vehicle.

**III. Design Justification Form (provide missing dimensional information highlighted below)**

- a. This is a Design Deviation, not an Exception.
- b. Copy information onto most recent form updated February 2025, attached.
- c. Functional classification: 101st Ave is a private road.
- d. Add: "onto 101st Ave (private road), the access is approximately ??-feet north of NE 10th Street's edge of travel way."
- e. Fix spelling: Sight distance
- f. Add: "for a design speed of 25 mph."
- g. The required 250' is not provided to the south of the driveway as it would extend beyond the T-intersection of NE 10th Street. Sight distance provided to center of the westbound lane on NE 10th Street is ?? feet.
- h. Discuss alternatives, example, meeting AASHTO SSD, the operation speed for the access road.
- i. Discuss the proximity to the intersection and other site constraints.
- j. The operating speed on 101st Ave will be 20mph. Turning vehicles from NE 10th Street onto 101st Ave will be approximately ??mph. Most vehicles exiting the driveway onto 101st Ave will be making a RT-turn and will not conflict with vehicles entering 101st Ave from NE 10th Street.
- k. Attach sight distance exhibit C7.2 to the Design deviation.

**Fire Department**

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

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

**SEE Land Use Application Comment Cover Sheet for Building Department, Utilities Department and Clearing and Grading reviewer approvals.**

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

**Land Use**

**Staff Contact:** [Amy Tarce, \(425\) 452-2896, atarce@bellevuewa.gov](mailto:atarce@bellevuewa.gov)

Please refer to review comments above for related MDP review comments:

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.

**Next Steps:**

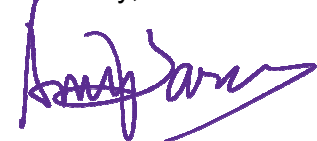
Please submit a consolidated revision submittal regarding the above information requested by Monday, **May 5, 2025** and upload to both the LD and LP permits through [www.mybuildingpermit.com](http://www.mybuildingpermit.com). Please submit the complete set of plans (not just the sheets which changed) 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,



Amy Tarce  
Senior Planner

**Attachments:**

Land Use Comment Coversheet for MDP and Design Review  
Project Narrative PRE-11  
Administrative Departures PRE-11  
FAR Statistics and Amenity Bonus Calculations  
Dimensional Requirements Table  
Transportation Review Comments

**Marked Up Plans, including:**

- Architectural Plan PRE-11
  - Civil Plan\_ PRE-11
  - Preliminary Landscape Plan PRE-11
- Marked Up Comment Response

Cc: Laurie Tyler, Urban Design Planning Manager  
Review Team