



City of Bellevue

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July 8, 2022

Ms. Kandice Kwok
JYOM Architects
440 15th St.
San Diego, CA 92101

Pinnacle Bellevue Development LLC
911 Homer Street, Suite 300
Vancouver, BC V6B 2W6
Canada

RE: Pinnacle South Master Development Plan
10116 NE 8th St
Application #21-104954-LP Revision No. 2

SENT VIA MYBUILDINGPERMIT.COM

Dear Ms. Kwok:

Thank you for your last submittal. City staff have reviewed the submittals and are providing the feedback below. When you submit the requested information and changes, please provide a written response to each comment. Additional information may be requested as a result of our review of your re-submittal to the following issues. If you would like to meet to discuss these comments prior to submitting revisions, you may call individual reviewers or me at your earliest convenience.

The next Master Development Plan submittal should clearly demonstrate in a written narrative and on the plans submitted, how you have addressed each of the applicable standards, guidelines, policies and other requirements outlined in this letter. **A copy of this letter is required to be submitted with your Master Development Plan application and should acknowledge compliance with each requirement and indicate the location of compliance within the submitted plan set.**

Land Use Division, Development Services Department

Staff contact: Kimo Burden, (425) 452-5242, cburden@bellevuewa.gov

Provide a phasing plan indicating the proposed phases of the construction and where the required amenities for each phase will be constructed. Land Use needs to know which structures will be in which phases, the FAR of each phase and the total cumulative FAR and which amenities will be constructed with each phase.

It is recommended that before applying for the Design Review permit you familiarize yourself with the Downtown Portion of the Land Use Code, 20.25A. It appears that many areas of the site will not be meeting *Build To Line requirements*.

When you resubmit provide one consolidated and booked marked Plan Set label Architectural Plan. Please exclude supporting documents such as Traffic Study and Geotech Report. These documents can be uploaded separate from the plan set.

The following plan sets were not resubmitted addressing the previous comments sent by Carol Orr on June 23, 2021. Please resubmit addressing the comments below.

- Building Elevations
- Site Plan B
- Amenity Plan and Chart
- Downtown Design Guidelines

The following are comments based on the Master Development Plan submittal documents. This letter provides written comments on the submittal, but additional comments are provided within the plan set as well. Wherever possible the appropriate section of the Land Use Code is cited.

Site Plan Comments (Site Plan B 21-104954 3-10-2021 2.46.22 PM.pdf)

1. Provide a more simplistic site plan that shows more information about the following
 - The location of each perimeter land use district that is located on site.
 - Show the location of all “build to” lines
 - Provide dimensions for all sidewalks and planting strips.
 - Step offs and pet relief areas will be discussed in more detail in Design Review, but consider them now.
 - Anticipate where bus passengers will embark and disembark.
 - Contemplate where ride-share services and hotel guests will be directed for passenger pick up and drop off.
 - Show the location of the required bus layover spaces on NE 10th Street and the bus-stop on NE 8th for reference.
 - How will the mid block connection proposed across NE 10th Street be designed to be comfortable and safe considering the layover spaces.
 - Required Pedestrian connections both north-south and east-west across the site.
 - See LUC 20.25A.160 for guidelines
 - Proposed Lot Coverage by Structure calculations
 - Proposed FAR for each building
 - See notes below in Amenity Plan and Charts for discussion of what items will effect the calculation of FAR
 - Required Landscaping per 20.25A.110.
 - Square footage of each plaza, and an indication of which phase it will be associated with.
 - Plaza shall be at least 10% of the site at completion, but also 10% of each phase.
 - Plazas shall not measure less than 3,000 SF total
 - Each phase shall install amenities associated with the phase being constructed. Amenities cannot be delayed to later stages in the development of a phased project.
2. This plan indicates that there are only two entrances to the parking garage, from 102nd Avenue NE and from the internal drive between towers 6 and 7.
 - Consult with Transportation if this will be sufficient to provide access to this development.
 - Consider the needs of ride-share, delivery vehicles, and service vehicles such as garbage and recycling trucks and generator fuel trucks.
 - Discuss with Fire about their needs to respond to emergency events quickly and safely.

Addressing Plan Comments (Addressing Site Plan 21-104954 3-9-2021 11.54.56 AM.pdf)

1. Addressing of individual towers will be confirmed under the Design Review permit by the City of Bellevue Address Coordinator.

Amenity Plan and Chart Comments (Amenity Plan and Chart 21-104954 3-9-2021 12.06.23 PM.pdf)

1. Provide a more simplistic site plan that shows more information about the following
 - Provide more information about the location and amenities involved in the north/south and east/west pedestrian connections across the site.
2. Break down the FAR by the perimeter districts to show compliance with maximum FAR limitations. Is affordable housing being utilized?

Building Elevations Comments (Building Elevations 21-104954 3-9-2021 9.03.41 PM.pdf)

1. Average Finished Grade (AFG) elevation is not shown.
 - AFG is the level from which building_height is measured. This should be shown on each elevation sheet so compliance with Land Use Code can be verified.
2. Dimension the height of each building
 - Include the height of the parapet in the building height.
3. Dimension the distance between towers

Building Floor Plan Comments (Building Floor Plan 21-104954 3-9-2021 9.03.48 PM.pdf)

1. Average Finished Grade (AFG) elevation is calculated from where the structure meets grade. In the case of towers 1,2,3 and 8, and towers 4 and 5 this is at the grade level of the podium.

Information not found in submittal documents.

Project Narrative:

1. Does the proposal intend to provide affordable housing as an amenity? Providing affordable housing allows for additional FAR. FAR is one of the dimensional requirements reviewed under the Master Development Plan process.
2. What length of vesting is being requested? The maximum that can be requested is 10 years. Provide a narrative discussing why you need the time length requested. Discussing the project with the Building Plans Examiner will assist you in determining the correct length of vesting.
3. How does the proposal meet the Decision Criteria for a Master Development Plan? Provide a bulleted response to the following:

The Director may approve or approve with modifications an application for a Master Development Plan if:

- A. The proposed Master Development Plan is consistent with the Comprehensive Plan; and (*see attached Comprehensive Plan Worksheet*)
- B. The Master Development Plan complies with the applicable requirements of the Bellevue City Code; and
- C. The proposed Master Development Plan addresses all applicable standards, guidelines or criteria of this Code in a manner which fulfills their purpose and intent; and
- D. The Master Development Plan depicts features of and relationships and connectivity between required site features for the underlying Land Use District

Landscaping Plan:

Although the MDP permit is intended for the review of broad site planning improvements, provide a plan that shows generally where landscaping meeting the requirements of 20.25A.110 will be provided on the site.

Phasing Plan

The initial code deficiencies not resolved. Please address the concern noted on the following set of plans. Preliminary Civil Plans_Pre1_21-104954_10-19-2021 6.32.42 PM.pdf. Sheet C1.3.

Building Division, Development Services Department

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

The plans submitted for design review dated March 9, 2021, have not been sufficiently developed for a thorough review under the currently adopted IBC (International Building Code), including amendments made by the State of Washington and the City of Bellevue. Complete review will occur under the building permit application(s) in accordance with the codes in effect at the time of complete application.

This mixed-use project is comprised of eight buildings over four levels of below grade parking. The buildings range in height from nine stories to twenty-six stories. The project contains residential units, hotel, office space and commercial retail space. The proposed construction type is **IA**.

The following comments are preliminary in nature and are not intended to be all-inclusive or imply approval:

The plans generally conform to the level of detail typical at this stage in the design process. The following items are required to be addressed in the development of the plans for building permit.

1. The project site is comprised of two or more lots. A Binding Site Plan should be required, as well as a Single-Site Agreement (example attached) for the purpose of applying the code requirements of the International Building Code Chapters 5,6 and 7.
2. This project will require Major Project Permits (BB) for each building and the below grade parking.
3. Phasing and Vesting of the project shall be per the attached Phased Project Vesting Policy for Major Projects. Submit a phasing plan together with a construction sequencing schedule.
4. Upon approval of the Phasing Plan, an ETS (Estimated Timeline Schedule) will be established.
5. Provide additional information on the plans:
 - Provide additional information describing any proposed roof -top amenities. Delineate all proposed occupied roof areas showing the size, location and how each is provided access.
 - Show mechanical penthouses and other roof structures. Include the area, height, and location of each.
6. Consideration for the design and location of emergency generators, onsite fuel supplies and onsite fuel stations should be reflected in the next submittal. Fueling for the City ROW is not permitted.
7. Considerations for the design and location of transformer vaults. Please address in your next submittal.

8. Consideration for the structural lateral force-resisting systems. Buildings with structural systems not covered or exceeding the limits of ASCE are required to undergo peer review. Contact a structural plans examiner for additional information. A typical non-conventional lateral force-resisting system requiring peer review is one using special reinforced concrete shear walls (non-dual system) exceeding 240 feet in height. Peer review can take up to twelve months to complete.
9. Consideration for smoke control systems, note that conceptual design must be submitted under a separate permit (FH) and approved prior to the submittal of the below grade permit application. The detailed smoke control design must be submitted prior to issuance of the below grade permit.
10. Consideration for environmental conditioning (heating/cooling/ventilation) of residential units. How will this be handled?

Next Steps:

Please submit a consolidated revision submittal regarding the above information requested within 60 days (**September 6, 2022**) and submit to Permit Processing with the Revision/Additions submittal form. Please submit the complete set of plans (not just the sheets which changed). You will also need to submit a copy of this letter along with your revisions, and a narrative describing how each item was addressed. Please do not hesitate to contact me or any of the department reviewers with any questions.

Sincerely,



Kimo Burden,
cburden@bellevuewa.gov
Senior Planner
425-452-2896

cc: Review Team

Attachments