



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110TH AVENUE NE, P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 16-132154 LM

Project Name/Address: Holiday Inn Express
1015 118th Avenue SE, Bellevue, WA

Planner: Toni Pratt

Phone Number: (425) 452-5374

Minimum Comment Period Ends: April 20, 2017

Materials included in this Notice:

- ☒ Blue Bulletin
- ☒ Checklist
- ☐ Vicinity Map
- ☐ Plans
- ☐ Other:

Soni Pratt
3/29/17

BACKGROUND INFORMATION

Property Owner: NBK LLC

Proponent: Abbey Road Group Land Development Services Company LLC

Contact Person: Gil Hulsmann, CEO, Abbey Road Group Land Development Services Company, LLC
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: PO Box 1224, Puyallup, WA 98371

Phone: (253) 435-3699

Proposal Title: Holiday Inn Express

Proposal Location: 9911 118th Ave S.E. Bellevue, WA 98005

(Street address and nearest cross street or intersection) Provide a legal description if available. (see attached Legal Description)

Please attach an 8 W' x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description.
Proposed construction of a new intercontinental hotel group-franchised 150-room hotel project. This project will consist of a 150-room Holiday Inn Express. This building is a Type IIB, 5-Level over a Type 1A Basement with enclosed and surface parking.
A second apartment/office building is proposed west of the new hotel building. Construction will be 5 stories of Type IIB construction, including a basement level parking garage, 136 apartment units with 15,900 square feet of office space. (See Architect Narrative for additional information)
2. Acreage of site: 4.54 (combined overall site)
3. Number of dwelling units/buildings to be demolished: 4 Buildings (No residential units)
4. Number of dwelling units/buildings to be constructed: 2 Buildings – one 150-room hotel, and one 136-unit multi-family apartment building
5. Square footage of buildings to be demolished: 9,942 sf (footprint)
6. Square footage of buildings to be constructed: 48,718 sf (combined footprints) (15,750 sf Building 1) (31,685 sf Building 2)
Total area: hotel (110,895 sf); apartment (160,630 sf) (includes office)
7. Quantity of earth movement (in cubic yards): Cut - 10,300 cy and Fill – 13,130 cy
8. Proposed land use: 150-unit hotel building, and 136-unit apartment building with 5,000 to 15,000 sf office space (see attached Architect Narrative and Site Plan for additional information.)
9. Design features, including building height, number of stories and proposed exterior materials: InterContinental Hotels Group-franchised 150 room hotel in one building. (See Architect Narrative for additional information.)
10. Other

Estimated date of completion of the proposal or timing of phasing:

August 2017, depending on timing of permit approvals.

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No, not at this time.

ARP

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

- Wetlands Report by Tafasaea, revised date 3/21/16
- Geotechnical Report by Hart Crowser, dated 5/27/14
- Stormwater Drainage System Assessment by Hart Crowser 2/25/16
- Level 1 Offsite Analysis by Abbey Road Group 3/20/15
- Geotechnical Report by Stantec, dated 5/27/13
- Traffic Study by Heath & Associates, dated 10/20/14
- Traffic Study by Gibson Traffic Consultants, dated 7/12/16

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

- LUX permit 16-128571-LJ dated March 25, 2016
- Traffic Concurrency, Permit # 16-132154

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

- Land Use:
 - Boundary Line Adjustment
 - Critical Areas Land Use Permit
- Clearing & Grading:
 - C&G w/out SEPA
 - Department of Ecology -- NPDES Permit
- Building:
 - Major Project
 - Foundation
 - Shoring
 - Plumbing
 - Electrical
 - Tenant Improvements
- Utilities:
 - Developer extension agreement
 - Water Service
 - Storm Connection
 - Side Sewer
- Fire:
 - Fire Sprinkler
 - Fire Alarms
- Transportation:
 - ROW -- Short Term
 - ROW Surface Disturbance

** Note: Other possible additional permits may be required bases on additional City comments.

Please provide one or more of the following exhibits, if applicable to your proposal. (Please check appropriate box(es) for exhibits submitted with your proposal):

- ☐ Land Use Reclassification (rezone) Map of existing and proposed zoning

- ☐ Preliminary Plat or Planned Unit Development Preliminary plat map
- ☐ Clearing & Grading Permit
Plan of existing and proposed grading Development plans
- ✓ Building Permit (or Design Review) Site plan
Clearing & grading plan
- ✓ Shoreline Management Permit & Site Plan (See attached plan set)

A. ENVIRONMENTAL ELEMENTS

1 EARTH

- a. General description of the site: ☐ Flat ☒ Rolling ☐ Hilly ☐ Steep slopes ☐ Mountains ☐ Other
- b. What is the steepest slope on the site (approximate percent slope)? 50%
- c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? if you know the classification of agricultural soils, specify them and note any prime farmland.

Fill top layer with underlying glacial till and peat in some areas. Lower strata is comprised of advanced outwash. (see Geotech report by HartCrowser, dated 5.27.14 (for additional information))

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. No
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Grading will be limited to the construction of the proposed buildings, parking lot, water, sewer, other utilities, and the proposed detention facilities. There will be approximately 10,300 cubic yards of fill, and 13,130 cubic yard of cut within this project. The project will likely need to import structural fill for the project and export onsite material not suitable for structural fill. Any imported or exporting of material necessary for this project it will be approved at final engineering and obtained from or deposited to a City approved site.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Some erosion could occur during clearing and grading operations associated with this project. To minimize the impacts of the project, appropriate erosion control measures will be reviewed and approved by the City prior to construction activity associated with this project.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

(Asphalt Area) = 52.5%
(Building Area) = 25%

Total Area = 77.5%

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- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

During construction, various measures are expected to be used to control erosion. These methods include construction during the dry season, the use of silt fences and hay bales, and revegetation of disturbed areas. Specific temporary erosion and sediment control measures will be reviewed and approved by the City prior to construction.

2. AIR

- a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

During construction, short-term emissions may occur, including dust and vehicle emissions from construction related equipment. After construction, the site will generate day-to-day vehicle emissions from traffic entering and exiting the site. Based on King County's Green House Gas Emissions Worksheet, attached, the project is estimated to produce 286,411 MTCO₂e over the lifespan of the project, including 5,458 MTCO₂e produced by paving activities. Please see the King County Green House Gas Emissions Worksheet for more information.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Yes, Automobile exhaust from adjacent public roads.

- c. Proposed measures to reduce or control emissions or other impacts to the air, if any:

Dust emissions will be controlled during site construction by the use of Best Management Practices, including periodic watering of disturbed areas. The new building will use natural gas and/or electricity to provide heat, reducing emissions caused by wood burning fires. Vehicular greenhouse gas emissions will be mitigated by providing a bus stop if required, and by providing electric vehicle plug-in stations on site.

3. WATER

a. Surface

- (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names, if appropriate, state what stream or river it flows into.

Mercer Slough is located approximated 300 feet west of the site. Mercer Slough is part of Lake Washington, and is a Type S water. A Category II riparian wetland associated with Mercer Slough is located adjacent to the site on the Phase I parcel to the west (referred to as the Mercer Slough Wetland). This wetland is approximately 292 acres in total size. Only approximately 792 sf of this wetland extends onto the extreme western portion of the Phase I project site. (See Wetlands Report prepared by Talasaea for additional information.)

See City Decision 15-103340
LD

- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.

A small portion of the project site is within 200 feet of Mercer Slough (approximately 4,600 sf of the 4.5-acre development site). This portion of the site falls entirely within either the Mercer Slough Wetland itself or the proposed enhanced wetland buffer area. A stormwater dispersal system will be constructed within the on-site wetland buffer area, and the entire buffer area will then be restored and enhanced with native trees, shrubs, and habitat features. No construction work will occur over or within either Mercer Slough or the Mercer Slough Wetland. (See Wetlands Report prepared by Talasaea for additional information.)

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- (3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

No filling or dredging of either Mercer Slough or the Mercer Slough Wetland will occur.

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

- (6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No, not to our knowledge.

b. Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

No

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None

c. Water Runoff (Including storm water)

- (1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Storm runoff will be generated from impervious & pervious areas. Runoff from these areas will be collected in catch basins & routed through pipe systems to a LID dispersion system. Roof runoff will be dispersed and does not require treatment. Impervious areas that are not roof areas will be treated in a 2 facility treatment train of Stormfilter ZPG filter & then with Stormfilter CSF filter. Runoff from the dispersion trench will flow into the Mercer Slough wetland & then into Mercer Slough.

- (2) Could waste materials enter ground or surface waters? If so, generally describe.

Waste materials are generally limited to petroleum products from paved surfaces. The water quality portion of the storm water facility is designed to prohibit these materials from entering the downstream system. Additionally, chemicals or fertilizers that are used to maintain the landscaped areas that are not handled properly could possibly enter the storm system. To our knowledge there are no other known sources of contaminants associated with this project.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Storm water treatment will be provided for all storm water entering the wetland buffer mitigation area.

4. Plants

- a. Check or circle types of vegetation found on the site:

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X Deciduous tree: alder, maple, aspen, other

✓ Evergreen tree: fir, cedar, pine, other

X Shrubs

✓ Grass

✓ Pasture

✓ Crop or grain

✓ Wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other

X Water plants: water lily, eelgrass, milfoil, other

✓ Other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Most of the site is compacted soil, gravel and pavement and is mostly unvegetated. 55 existing significant trees will be removed. These include 42 black cottonwoods, 1 pine, 2 western red cedars and 10 deciduous. Most of these trees are located along the site perimeters.

c. List threatened or endangered species known to be on or near the site.

No threatened or endangered plant species are known to be on or near the site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Approximately 11,677 sf of currently degraded wetland buffer area on the Phase I site will be restored and enhanced with a mix of evergreen and deciduous native trees and shrubs and habitat features such as down logs, rootwads, and stumps. This area will be permanently protected within a native growth protection area (NGPA). In addition, the site landscaping plan will utilize some native species. (See attached Landscape Plans for additional information).

Landscape Narrative:

The following design strategies are proposed as an Alternative Landscape Option (ALO) for the subject parcel. The intent is to provide a landscape design for the development that is equal to or better than the minimum code requirements. These design strategies are as follows:

Enhanced Site Perimeter Screening

As a result of a spatially tight site and the need to provide a minimum number of parking stalls and aisle width, the site perimeter landscape buffers range between 6.0' and 10.25' in width. To ameliorate this condition, an 8.0' high solid wood fence is proposed along the south, property line to provide an immediate, solid visual buffer. To further enhance the site perimeter buffer, a dense vegetative screen is also proposed using plants that are vertical and narrow in form.

Larger Trees

The western portion of the site requires parking lot shade trees to be 1.5" caliper and new evergreen trees at an installed height of 6.0'. The eastern portion of the site, being located within the I-405 Overlay Zone requires deciduous trees to be 3" caliper and evergreen trees installed at 16.0' high.

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The Landscape Plan has upsized both the 1.5" and 3" caliper trees to be 3.5" caliper in addition to the minimum 6.0' high evergreen trees being installed at the height of 8.0'. These taller trees will not only provide visual reduction of the scale/mass of the proposed hotel structures, but with the parking lot located on the south side of the buildings, the taller trees will also provide more immediate shade/cooling of the parking lot surface and lower portion of the buildings.

Upper Deck Terrace Planting

Several upper-level terraces are proposed that will include planters with trailing vines to drape and trail over the balcony edges. This will soften the buildings architecture.

Trellis Planting

There is an opportunity to install metal trellis structures at blank building walls elevations at certain north and south building facades. These would be planted with climbing vines such as Boston Ivy at shade locations and Clematis Vines in sunny exposures.

Green Roof

A potential Green Roof may be added (if needed) at the Port Cochere canopy structures. A mix of low-water use Sedum plants in tray assemblies would be provided.

Native Plants & Removal of Invasive Plants

A mix of native plants will be planted along the western edge of the site that borders the Critical Area Buffer Mitigation Area. These will be included Western Red Cedar, Oregon Grape, Salal, Kinnikinnick, Red Flowering Currant, Western Sword Ferns, Serviceberry and other native plants.

5. ANIMALS

- a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

X Birds: hawk, heron, eagle, songbirds, other:

X Mammals: deer, bear, elk, beaver, other:

- ✓ Fish: bass, salmon, trout, herring, shellfish, other:

- b. List any threatened or endangered species known to be on or near the site.

No threatened or endangered animal species are known to be on the site itself. Kelsey Creek, which flows into Mercer Slough just north of the site, is known to support runs of fall Chinook and winter steelhead, both Federally-listed threatened species. Data sources for this information include the WDFW Priority Habitats and Species Database, Pacific States Marine Fish Commission StreamNet online mapper, and WDFW Salmonscape online mapper.

- c. Is the site part of a migration route? If so, explain.

The site is within Pacific Flyway

- d. Proposed measures to preserve or enhance wildlife, if any:

The aforementioned restored and enhanced wetland buffer area (approx. 11,677 sf) will serve to preserve and enhance wildlife habitat on the project site. The site is currently used as a commercial composting facility by Cedar Grove Composting, and the majority of the site is unvegetated and consists of compacted soil, included most of the area of wetland buffer on site. The wildlife value of the proposed buffer enhancement and restoration area will be greatly increased. (see Wetland Reports and plans prepared by Talasaea for additional information.)

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc.

Electricity and natural gas will accommodate the project's needs. Electricity will be used for lighting, computers, and electrical requirements normally associated with the proposed uses. Electricity and natural gas will be

ADD

utilized for heating and cooling.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No, the project is not anticipated to affect the potential use of solar energy by adjacent properties.

c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:

The project will comply with the Washington State Energy Code and those adopted by the City.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

None Known

(1) Describe special emergency services that might be required. None known

(2) Proposed measures to reduce or control environmental health hazards, if any. None

b. Noise

(1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?

The only noise in the area is traffic noise, but it is not anticipated to be an impact on the project.

a. What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Short term construction vehicle and equipment noise is likely to result during construction. This noise would be limited to typical construction hours and the City's noise ordinance. Long-term noise will result from traffic coming and going from the site. Traffic-based noise will primarily be generated between the a.m. and p.m. peak hours. Because the surrounding sites have existing nonresidential activity, there is likely to be minimal additional noise from traffic associated with this project.

b. Proposed measures to reduce or control noise impacts, if any:

Increased noise levels due to construction will be restricted to the above mentioned hours to reduce any impacts to the neighboring residents. Ongoing activities will take place indoors to control noise impacts.

7-6 Monday through Friday
9-6 Saturday

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

Current property use: Commercial Building (No current tenant, previously Davey Tree)

North: Greenbaum Furnishings, retail store - (OLB)

East: I-405 Freeway

South: Public Storage Company -- onsite storage buildings, (OLB)

West: Office Building, multi business complex - (OLB) & Mercer Slough

b. Has the site been used for agriculture? If so, describe.

ABE

No, not to our knowledge.

- c. Describe any structures on the site.

The former Davey Tree office building and shed remain on site and will be demolished. The office is a small single-story building of approx. 840 square feet. Accessory covered sheds total approximately 2,000 square feet.

- d. Will any structures be demolished? If so, what?

Yes, all existing buildings and associated sheds will be demolished.

- e. What is the current zoning classification of the site?

OLB – Office & Limited Business, which reflects the designated land use district for this site. This site is located within the Richards Valley Subarea.

- f. What is the current comprehensive plan designation of the site?

OLB – Office & Limited Business, which reflects the designated land use district for this site. This site is located within the Richards Valley Subarea.

- g. If applicable, what is the current shoreline master program designation of the site?

The Shoreline Master Program designation of the portion of the site that falls within the shoreline zone is Urban Conservancy.

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

No, not to our knowledge. Portion of the Phase I construction contains wetlands. See the wetland report by Talasaea for further information.

and City Decision per 15-103340 LWD (Rahup)

- i. Approximately how many people would reside or work in the completed project?

To be determined based on occupancy. Proposal is for a 150-unit hotel and 136-unit apartment building with office space. An estimate of 500-800 is conjectured.

- j. Approximately how many people would the completed project displace?

N/A, there are currently no residential units onsite.

- k. Proposed measures to avoid or reduce displacement impacts, if any:

None necessary (No one will be displaced as a result of the proposed project.)

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

This project is planned to comply with existing zoning land use regulation and design.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

An estimated 136 apartment units, most likely of middle-income housing, would be provided in the proposed development.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

ADP

None

- c. Proposed measures to reduce or control housing impacts, if any:

None proposed at this time. It is the intent of the project to comply with all applicable City requirements.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? Both buildings are of a proposed 60' height. The principle exterior building materials will be EIFS
- b. What views in the immediate vicinity would be altered or obstructed? No view would be blocked.
- c. Proposed measures to reduce or control aesthetic impacts, if any: Standard landscaping per City ordinance.
- See attached Architect Narrative for additional information.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? Site lighting will be accomplished with energy efficient area lighting. Light from luminaires in parking areas at night. Potential glare from the windows in the daytime.
- b. Could light or glare from the finished produce be a safety hazard or interfere with views? None known.
- c. What existing off-site sources of light or glare may affect your proposal? None known.
- d. Proposed measures to reduce or control light or glare impacts, if any? None known.
- See attached Architect Narrative for additional information.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? Mercer Slough Nature Park (less than .5 miles) and Bellevue Botanical Garden (2.47 miles)
- b. Would the proposed project displace any existing recreational uses? If so, describe. No
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: The hotel will have exercise rooms and a swimming pool.

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe. None known.
- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site. Not applicable.
- c. Proposed measures to reduce or control impacts, if any?

The project will notify the administration in accordance with RCW 27.53, 27.44 and WAC 25-48 if, during excavation or development, objects or materials of possible historical or archaeological significance are uncovered; and to cease all work in the discovery area, until *such time as a site inspection can be accomplished by a qualified historian or archaeologist.*

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system.
Show on site plans, if any. 118th Ave SE – 2 entrances to street per plans
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? Yes, the closest stop is .10 of a mile located at 118th Ave SE and SE 8th St. Bus stop # 70822 NE bound, servicing bus routes 240 – Renton, 246 – Eastgate P&R Bellevue Transit Center, and route 342 – Renton Bellevue.
- c. How many parking spaces would completed project have? How many would the project eliminate? Completed project will have 557 parking spaces (including underground parking) and will eliminate none.
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private). No
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. No
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

The project will result in 211 PM peak hour trips, 107 Inbound and 104 Outbound.

- g. Proposed measures to reduce or control transportation impacts, if any.

The project will notify the administration in accordance with RCW 27.53, 27.44 and WAC 25-48 if, during the excavation or development, objects or materials of possible historical or archaeological significance are uncovered; and to cease all work in the discovery area, until such time as a site inspection can be accomplished by a qualified historian or archaeologist.

15. Public Services

- a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other?) If so, generally describe?

There will be minimal impact to police and fire protection with the proposed improvements, so there would be only a minimal increased need to public services.

- b. Proposed measures to reduce or control direct impacts on public services, if any:

Building permit and associated mitigation fees generated from this project are expected to mitigate impacts incurred from this project.

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

Electricity:

Puget Sound Energy
P.O. Box 91269
Bellevue, WA 98009
(888) 225-5773

Gas:

Puget Sound Energy
P.O. Box 91269
Bellevue, WA 98009
(888) 225-5773

Water:

City of Bellevue
450 110th Ave NE
P.O. Box 90012
Bellevue, WA 98009
(425-452-6800)

AOP

Sanitary:

City of Bellevue
City of Bellevue
450 110th Ave NE
P.O. Box 90012
Bellevue, WA 98009
(425)452-6800

Cable:

Comcast
13224 436th Ave. SE
North Bend, WA 98045
(425) 292-0129

Telephone:

CenturyLink
(877)720-3428

Refuse:

Republic Services
1600 127th Ave NE
Bellevue, WA 98005
(425)646-2400

Connection(s) to the above-mentioned utilities will be negotiated with the individual purveyor during the building permit and construction phases of this project. There will be need for a right-of-way permit(s) to gain access to the property at construction. There will also be a need to extend 8-inch or greater utility lines within this project. Furthermore, the existing waterline running through the site will be relocated through the site as part of this project. All final utility locations will be determined at final engineering review and approval by the City and utility purveyors.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Water:

There is a 16" D.I. water main in 118th Ave. SE. which will serve the project. An 8" water line will be looped around the buildings with fire hydrants spaced as required by the City. Domestic water service will be provided from the 8" looped line or off the 16" main. Fire sprinkler line service to both buildings will also be provided from the 8" looped water line around the building or the 16" main. Sizing of the service lines will be accomplished during engineering design. (See Engineering Plans for additional information.)

Sewer:

There is an 8" D.I. gravity sewer in 118th Ave. SE which will serve the project. A new sewer manhole will be constructed over the existing line and an 8" sewer main will be run into the site where a service will be provided to both buildings; alternatively, an existing 6" service line maybe removed and replaced with an 8" line and that 8" line be used as the main sewer connection. The buildings have facilities which are below the elevation of the sewer service to both buildings. The sewer will enter the buildings at approximately elevation 35 and there are services needed at the lower ground floor elevation of 29. Sewer services that cannot be gravity served will be pumped up to the sewer line by a pump inside the hotel building. An emergency generator is planned as a part of the project and will provide power to the internal sewer lift station in the event of a power failure to the site. (See Engineering Plans for additional information.)

Storm:

The site slopes from the east to the west toward a wetland at the west end of the project. West of the wetland is the Mercer Slough. A Low Impact Development alternative has been proposed in an Abbey Road Group. The City has reviewed and accepted the concept which will preclude detention for the project.

The Low Impact Development alternative would convey storm runoff through a soil filter which would be created during the Wetland Buffer creation. Water from roof runoff will directly discharge to the system. Water from the parking lot area would be treated with a Stormfilter ZPG and a Stormfilter CSF filter to provide sediment removal and treatment of the runoff prior to being released to the soil filter. No detention is proposed with the L.I.D. design. The outfall will be designed as a level spreader and allow storm runoff to

travel overland to the wetland to the west.

The Dispersion Trench/Level Spreader which will be the outfall from the soil filter will be designed in accordance with BMP C206 which requires a minimum of 15' of level spreader for the first 0.1 cfs and 10' of level spreader for every 0.1 cfs over the first 0.1 cfs. The WWHM runoff files has a peak undetained flow of 1.3 cfs which equates to a spreader length of 145 feet. This is less than the 160 feet of property length where the runoff will be dispersed. (See Engineering Plans for additional information.)

Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Stiles S. Holmann III

Signature

Date Submitted

3/28/17

AOP



City of Bellevue

RE: Narrative for NBK-LLC Holiday Inn Express and Apartment project.

March 27, 2017

PROJECT NARRATIVE

PHASE I :

The proposed project is to have two buildings. On the east side of the site, there is to be a Holiday Inn Express Inn and Suites Hotel with one-hundred and fifty guest rooms. The primary occupancies are R1 and R2. It is to have six stories plus a basement parking garage and the building height is to be seventy feet above average grade. The structural components are steel and concrete, and the construction type for the hotel is to be Type 1A to the 2nd floor level, then Type IIB from 2nd floor up. There is a pool, a fitness center, and a meeting room of approximately 1,100 square feet.

There are fifty two parking spaces in the garage and another eighty-eight exterior parking spaces allocated for the hotel.

PHASE II: NUOVO APARTMENTS

The second building is to be a five story mixed use building with one-hundred and thirty-six unit apartment units and office space of 5,037 square feet and a parking garage at grade level. The primary occupancies are R2, B, and S2. The structural components are also to be steel and concrete and it is to be Type IIB construction. The building height is sixty feet from average grade. There is to be a fitness center and a clubroom of approximately 1,100 square feet and an outdoor terrace at the second level.

There are sixty four parking spaces in the garage and another one-hundred and sixty five exterior parking spaces allocated for the mixed use building.