DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
ENVIRONMENTAL COORDINATOR
11511 MAIN ST., 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.	06-123807-LD
Project Name/Address:	Bellevue Place Hyatt Expansion 10500 NE 8th Street
Publish:	November 16, 2006
Minimum Comment Period:	**November 30, 2006**

Materials included in this Notice:

- [x] Blue Bulletin
- [x] Checklist
- [x] Vicinity Map
- [ ] Site Plan
- [ ] Other:

City of Bellevue Submittal Requirements	27a

ENVIRONMENTAL CHECKLIST

4/18/02

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.

BACKGROUND INFORMATION

Property Owner:

Kemper Development Company

Proponent:

Kemper Development Company

Contact Person:

Daniel Meyers, Kemper Development Company's Vice President of Design and Construction

Address:

Kemper Development Company
575 Bellevue Square
Bellevue, WA 98004

Phone: 425-646-3660
Fax: 425-460-5811
e-mail: dmeyers@kemperdc.com

Proposal Title:

Bellevue Place Hyatt Expansion

Proposal Location:

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

The Bellevue Place Hyatt Expansion project would primarily occur on the north central and northwestern portions of the superblock, on lots currently occupied by the Wallace & Wheeler offices, Wendy's Restaurant, and surface parking areas. These lots are located directly north of the existing Hyatt Regency Hotel in Bellevue Place.

The Bellevue Place Expansion site has the following street addresses: 924 and 940 Bellevue Way NE in Bellevue, Washington.

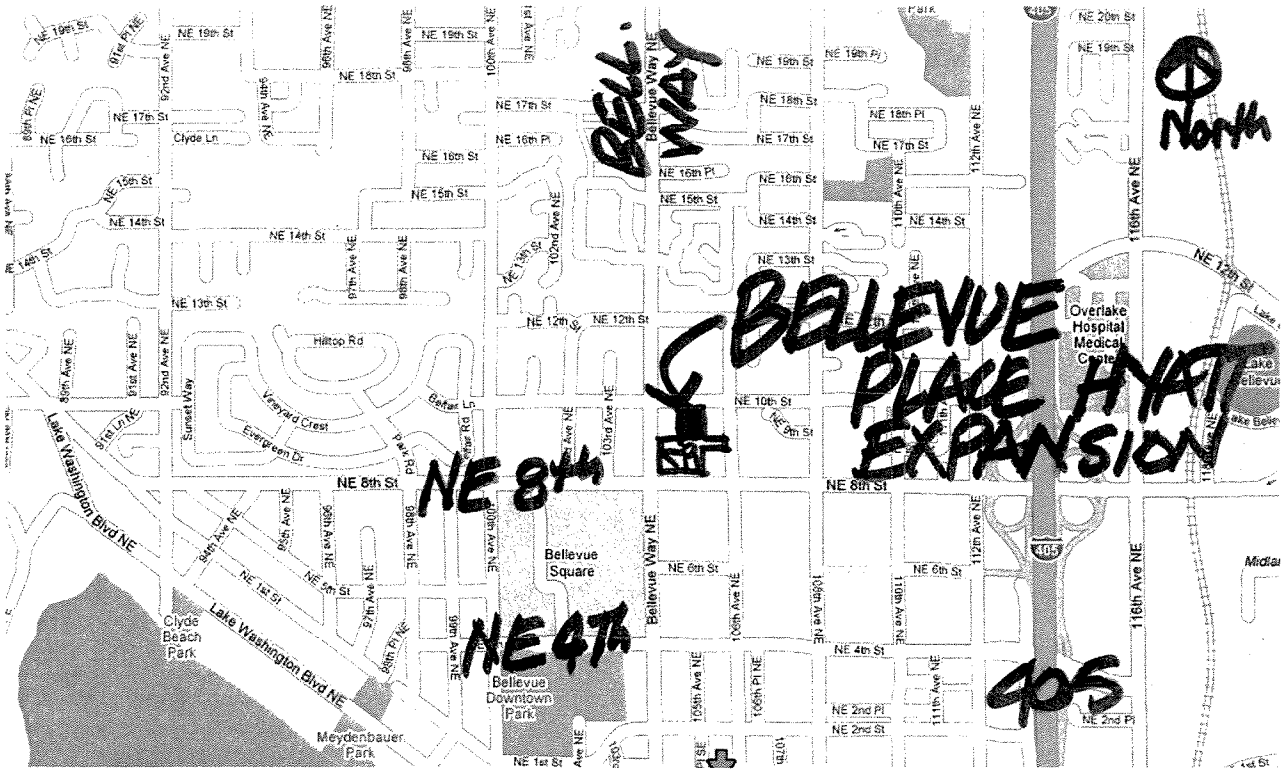
Please attach an 8 ½" x 11" vicinity map that accurately locates the proposal site.

See **Figure 1.**

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

1. General description:

sclater partners architects



VICINITY MAP

FIGURE 1

The proposed expansion would include: a 351-room expansion to the Hyatt Regency Hotel for a total of 723 rooms, with additional ballroom/meeting, office, and retail space. The proposed uses are attached in **Figure 2**. The expansion would be constructed as a 19-story tower, with 5 levels of below-grade parking on an approximately 1.3-acre site located in the north central portion of the superblock The existing 3-story Wallace & Wheeler office building, located on the western portion of the superblock, would be demolished and removed during this expansion and replaced with interim surface parking.

The Project would also include modifications to some of the existing uses in Bellevue Place. Most of this has been accomplished through previously permitted projects in 2005 as "Scope 1 and 2" at Bellevue Place. Second floor renovations include large access to existing ballrooms and meeting rooms at current restaurant space on the second floor of the Wintergarden to the east.

Total parking with added and displaced stalls = 429. There are 5 levels of parking beneath the proposed hotel tower, with a total of 516 spaces. As part of Phase 1, 30 parking spaces would be eliminated in the north surface lot, and 80 spaces would be eliminated in the Wallace & Wheeler surface lot, located in the northwestern portion of the superblock. Thirty-one (31) surface parking spaces would be provided on the surface lot where the existing Wallace & Wheeler building is demolished.

2. **Acreage of site:**

The superblock on which the proposed Bellevue Place Expansion is proposed is 348,751 square feet, or approximately 8.0 acres, in total. The existing Bellevue Place development occupies 148,133 square feet, or approximately 3.4 acres, in the southwestern portion of the superblock. Low-rise office buildings occupy 77,057 square feet, or approximately 1.8 acres in the northeastern portion of the superblock. The Bank of America building occupies 29,973 square feet, or approximately 0.7 acres, in the southeastern comer of the superblock. This project, the Bellevue Place Hyatt Expansion occupies 57,168 square feet, or approximately 1.3 acres, in the northern portion of the superblock. The Phase 2 expansion area.

3. **Number of dwelling units/buildings to be demolished:**

None

4. **Number of dwelling units/buildings to be constructed:**

None

5. **Square footage of buildings to be demolished:**

One existing building totaling 24,679 (Wallace and Wheeler) square feet would be demolished on site to allow development.

6. **Square footage of buildings to be constructed:**

This project would add a total of 603,462 square feet of parking and hotel uses to the existing Bellevue Place development.

BELLEVUE PLACE EXPANSION - HYATT HC
Program areas XXXXXX

PHASE I				First / Wintergarden level 163.5'	
				Scheme 1	
				exhibit hall	13,861
Floor Number	Elevation	Area	Keys/Spaces	pre-function	6,543
220 + 163.5' (avg. grade)	383.50'	(Max Bldg Height w/o variance)		exhibit hall w/meeting r'ms	10,634
mech / elevator ht	371.83				
20	357.33	8,650	15	exhibit hall storage	3,028
19	348.50	10,650	16	kitchen prep	1,711
18	339.66	12,450	19	retail	697
17	330.83	12,450	21		
16	322.00	12,450	21	circulation/public/service	
15	313.16	12,450	21		
14	304.33	12,450	21	coats	281
13	295.50	12,450	21	restaurant at existing retail	5,330
12	286.66	12,450	21		
11	277.83	12,450	21		
10	269.00	12,450	21	**Storage Mezzanine - Future retail access 173.5**	
9	260.17	12,450	21	kitchen	1,453
8	251.33	12,450	21	corridor	
7	242.50	12,450	21	storage	4,979
6	233.67	12,450	21		
5	224.83	12,450	21		
4 - Hotel 1st floor	216.00	12,450	21	**Second / Main ballroom level 183.5'**	
3 - sloped mtg / suites	203.50	20,707	7	ballroom	17,778
2 - Ballroom	183.50	51,042	0	ballroom w/ meeting rooms	13,921
Mezz / Retail access	173.50	11,011	0	kitchen & kitchen office	2,825
1 - Exhibit Hall / Retail	163.50	50,457	0		
P1	153.50	48,530	77	coats	254
P2	143.50	53,413	56	storage	805
P3	133.50	56,518	90	pre-function	6,867
P4	123.50	57,192	118		
P5	113.50	57,192	124	circulation/public/service	
ramp to P6	103.50	0	0		
				meeting rooms at existing San Souci	3,280
TOTALS		612,112		Regency Club at existing San Souci	1,430
HOTEL:		339,267	351		
				Third / Suites level 203.5'	
PARK. AREA / SPACES:		272,845	465	suites	5,165
				suite storage	340
				sloped meeting	3415
				meeting prefunction	1950
				meeting	827
LEVEL 3 - RESID.		7,466		storage	472
LEVEL 3 - NON-RESID.		13,241		circulation/public/service	

PROJECT AREAS

FIGURE 2

7. **Quantity of earth movement (in cubic yards):**

Phase 1 would require excavating approximately 119,175 cubic yards of soil for the underground parking garage and foundation support system.

8. **Proposed land use:**

Parking and hotel uses

9. **Design features, including building height, number of stories and proposed exterior materials:**

The height above average grade of the 18-story hotel tower proposed in Phase 1 would be 220 feet, including 15 feet of roof feature/mechanical screen.

Exterior materials for the lower two to three levels of the proposed building would include precast concrete, painted concrete frames, brick and concrete masonry unit walls and storefront glazing systems. The upper floors of the building would consist of painted concrete frames and walls and storefront glazing systems.

The proposed project design would be consistent with applicable aspects of the City's Land Use Code, Core Downtown Design District standards, zoning regulations, and Design Review requirements (see the **Land Use** and **Aesthetics** sections of this Environmental Checklist for further discussion).

10. **Other**

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

Phase 1 construction is proposed to start in Spring/Summer 2007 and be completed in Spring /Summer 2009.

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

A future construction of 5 floors of underground parking and another residential tower on what is currently the Wendy's lot is planned in the future. No design work or construction dates have been planned at this time. The garage would connect to the garage floor plates planned in this project.

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

Bellevue Place Draft EIS (City of Bellevue, March 1986)

- *Bellevue Place Final EIS* (City of Bellevue, June 1986)
- *Phase 1 Environmental Site Assessment* (Hart Crowser, October 2001)
- *Geotechnical Engineering Design Study, Hyatt Hotel Development* (Hart Crowser, October 2001)
- *City of Bellevue 2001-2012 Transportation Facilities Plan Draft EIS* (City of Bellevue, May 2001)
- *City of Bellevue 2001-2012 Transportation Facilities Plan Final EIS* (City of Bellevue, July 200 1)

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.

None

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.

None applied for at this time. Future approvals as follows:

Administrative Design Review (ADR) approval (City of Bellevue)

- Building permit approval (City of Bellevue)
- Other construction permits (demolition, excavation, right-of-way, utilities, etc.) (City of Bellevue)

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

A. ENVIRONMENTAL ELEMENTS

1. Earth

Responses to the following questions are based on the subsurface explorations and geotechnical engineering design study prepared for the Bellevue Place Expansion by Hart Crowser in October 2001. This study included reviewing existing borings, drilling five new borings and obtaining soil samples, performing geotechnical laboratory tests, and conducting engineering analyses. The existing borings were performed as part of the design review process for the existing Bellevue Place development.

a. General description of the site: Flat Rolling Hilly Steep slopes Mountains Other

The approximately 2-acre project site is relatively flat, with slopes of approximately 3% or less. An estimated 10-foot change in elevation occurs from the western site boundary downward to the eastern site boundary. The site is largely covered by impervious surfaces consisting of existing buildings and parking areas. Limited areas in landscaping are present on site.

b. What is the steepest slope on the site (approximate percent slope)?

Existing elevations on the project site vary from 161 feet to 175 feet; the site datum has been established at approximately 170 feet. The existing topography is relatively flat. The steepest slope on site occurs between the Wendy's Restaurant and the existing Bellevue Place north parking lot. In this area a landscaped strip acts as small retaining wall and creates a localized area of approximately 10% slope.

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.

Subsurface soils generally consist of a thin layer of soil fill (at limited locations), overlying soils that are glacially overridden. In order of occurrence with increasing depth, the soils at the site consist of: fill to a depth of 3 to 5 feet (at limited locations); weathered till a few feet thick (at limited locations); glacial till generally extending to elevations of about 120 to 86 feet; and glacially overridden silt, sand, and gravel.

The project site is located in the City's downtown core area and is not classified as prime farmland.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

There are no known surface indications or history of unstable soils on the project site or in the immediate site vicinity.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

The proposed Bellevue Place Expansion would require demolition and removal of the existing Wallace & Wheeler office building and associated surface parking on site. The proposed project would excavate an area of approximately 60,000 SF (1.38 acres) to a maximum elevation of

113.5 feet for underground parking. The project would require excavating approximately 119,175 net cubic yards of soil to construct the five levels of underground parking. The excavated material would not be reused on-site as structural fill. Off-site hauling would not occur without prior notification to the City of Bellevue.

In general, the site is well suited for the proposed development. The site soils are suitable for high capacity footings foundations and soldier pile/tieback or soil nail shoring systems. The presence of groundwater at certain locations may require specific control measures (see the following section on **Water** for details).

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

During initial demolition and removal of paved areas on site, some native soil would be exposed, increasing the potential for erosion due to the silt content of the native soils. Once the excavations for the parking garages have begun, the potential for erosion would be low; the majority of the excavated areas would become closed depressions. Erosion control measures, per the Department of Ecology Best Management Practices (BMPs), would be implemented during construction to reduce the potential for erosion.

Once construction of the project is complete, no significant erosion would be anticipated, since all surfaces would be covered with buildings, paving and landscaping.

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

The site is currently developed with less than 2 percent pervious surfaces. The proposed expansion would redevelop the site with a zero-lot-line structure and landscaping. The proposed expansion would result in a similar amount of impervious surface coverage to what currently exists.

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

- A temporary erosion control plan would be implemented during construction of the Bellevue Place Expansion. All temporary erosion and sedimentation control measures would be designed and constructed in accordance with the Department of Ecology Best Management Practices (BMPs). BMPs are defined as physical, structural and/or managerial practices that when used singly or in combination, prevent or reduce pollution of stormwater runoff caused by construction activities. The Temporary Erosion and Sedimentation Control plan for the proposal would be designed to protect off-site properties, as well as minimize the quantity of sediment-laden water from entering the public stormwater control system. The system would utilize three weir tanks during construction to settle out sediment;

- The project would incorporate a construction stormwater runoff turbidity monitoring plan in accordance with the City of Bellevue Clearing and Grading Code;

- Measures to address conditions associated with excavation, shoring, foundation design, and construction are contained in the October 2001 Hart Crowser report. These include the following:
  -- If soldier piles are used they would be embedded at least 10 feet below the bottom of the excavation to achieve an allowable end bearing resistance;

-- Backfill within 18 inches of subgrade walls would consist of free-draining (containing less than 3 percent fines by dry weight) sand or sand and gravel, and,
-- All floor slabs would be underlain by at least 6 inches of well-graded, free-draining sand or sand and gravel. Cross drains would be at a 30 to 50-foot spacing; and,

- The presence of groundwater at certain locations may require specific control measures (see the following section on **Water** for details).

2. AIR

The City updated its *Transportation Facilities Plan* (TFP) in August 2001. An EIS was prepared on the updated TFP. The EIS addressed the likely incremental impacts that would result from implementation of the updated TFP. As part of the TFP, the City formulated assumptions about future development in the downtown core. On a broad basis, that EIS addressed the air quality impacts that would result from TFP implementation.

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.

The proposed project would result in localized increases in emissions to the air primarily as a result of construction activity and vehicular traffic. Potential impacts from truck traffic would primarily be from any tracking of earth and dust out of the site and onto public streets where it could be mixed into the air by passing traffic. No burning of land debris would be allowed or required for proposed site development.

Following development of the proposed Bellevue Place Expansion project, there would be no significant direct sources of emissions to the air. However, increased vehicular traffic that would occur as a result of the project would generate emissions of carbon monoxide and contribute to concentrations of ozone.

Air quality in Bellevue is regulated by three agencies: the U.S. Environmental Protection Agency (EPA), Washington State Dept. of Ecology (DOE), and the Puget Sound Air Pollution Control Agency (PSAPCA). EPA sets national standards and exercises oversight authority for DOE and PSAPCA; DOE has responsibility of mobile sources; and PSAPCA has local responsibility for regulation and permitting of stationary sources and construction emissions. The proposed Bellevue Place Expansion project would comply with applicable demolition, new construction and point source emission requirements of PSAPCA.

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

Vehicular traffic in downtown Bellevue is a source of carbon monoxide emissions in the area. Such traffic would not be anticipated to affect the proposed project.

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

- Dust control measures would include watering construction areas, covering stockpiles and vehicle loads, and sweeping paved areas. No chemical dust suppressants would be used;
- Dump trucks would have adequate freeboard or would cover loads to prevent spillage and dust generation; and
- Development would likely require a demolition permit from PSAPCA; therefore, compliance with PSAPCA's regulations concerning demolition and construction would be assured.

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.

No surface water body occurs on or in the immediate vicinity of the site.

(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.

The project would not require any work in or adjacent to any surface water body.

(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/dredging would be required.

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

The proposal would not require surface water withdrawals or diversions.

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

The project site is not located within a 100-year floodplain.

(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 discharge of waste material is anticipated.

b. Ground

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

Groundwater was encountered at elevation 91 feet in one of the five new borings drilled for the Bellevue Place Expansion project (see the **Earth** section for details). Of the existing borings, groundwater was encountered in three of the five borings at elevations ranging from about 87 to 107 feet. These groundwater levels are perched zones of water within the glacial soils.

Seeps and perched groundwater zones may be encountered during excavation for the Bellevue Place Expansion. The maximum excavation level of construction would be to elevation 113.5 feet. Therefore, excavations for the proposed expansion are not anticipated to encounter a groundwater table, although perched groundwater could be present.

While groundwater is not expected to be a significant issue during construction, groundwater

seepage from perched zones and probable precipitation runoff during excavations would likely require temporary drainage or other groundwater control (e.g., ditches, sump pumps, etc.) to maintain the excavation during construction.

(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.

No discharge of waste materials into the groundwater is anticipated as a result of the proposed action. Stormwater runoff and sewage discharge from the project would be connected to the existing City of Bellevue systems adjacent to the site.

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.

The proposed project site is located within the Meydenbauer drainage basin. A 30-inch stormwater drainage line currently exists in NE l0th Street and a 48-inch stormwater drainage line currently exists in 106th Avenue NE. The City stormwater control system is routed to Meydenbauer Bay approximately 2,600 feet downstream of the project site. No adverse impacts to the existing storm drainage system downstream of the site are anticipated with the proposed development.

Stormwater control improvements associated with the proposed development would be designed and constructed in accordance with the City of Bellevue's Utility Engineering Standards (1996). For the Bellevue Place Expansion, stormwater runoff from impervious surfaces would be collected and conveyed to catch basins and would connect directly to the City stormwater control system in NE 10th Street. Alternatively, if there is insufficient capacity in the NE l0th Street system, the project could connect to the 48-inch stormwater drainage line downstream in 1 06th Avenue NE. Runoff from pollution generating impervious surfaces (i.e., parking areas and driveways) would receive water quality treatment via a coalescing plate vault prior to discharge to the City stormwater control system. Detention is not required or proposed for the project.

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

If materials are spilled during construction (gas/diesel, etc), they would have the potential to enter perched groundwater levels during excavation for the parking garages during both Phase 1 and 2. A spill prevention program would be implemented during construction per code requirements to minimize the potential for impacts.

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

- If groundwater seepage and precipitation runoff occur during excavations, temporary drainage or other groundwater control (e.g., ditches, sump pumps, etc.) would be employed to maintain the excavation during construction;

- Spill prevention, containment, and cleanup would be provided to reduce/control potential

impacts to the aquifer/groundwater per Chapter 5 of the Utility Engineering Standards;

- Stormwater control improvements associated with the proposed development would be designed and constructed in accordance with the City of Bellevue's Utility Engineering Standards (1996); and,

- Paved surfaces would be sloped so that drainage flows away from structures. Roof drainage would be collected in large tight lines for diversion into the stormwater control system.

4. Plants

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

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

N/A **pasture**

N/A **crop or grain**

N/A **wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other**

N/A **water plants: water lily, eelgrass, milfoil, other**

N/A **other types of vegetation**

Limited vegetation is present on site. The project site currently contains approximately 98 percent impervious surfaces. Sparse landscaping (including small shrubs, ground cover, and several trees) is present in the landscaping strips that divide existing parking and drive areas.

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

Most of the existing minor areas of landscaping would be removed to accommodate the proposed building and parking lot areas. The proposed expansion would require removal of the existing row of cottonwood trees along the west margin of the drop off area to the north of the Wintergarden. A landscape plan has been prepared for the Administrative Design Review submittal to the City of Bellevue.

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

There are no known threatened or endangered plant species on or proximate to the project site.

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

- A landscape plan will be submitted to the City as part of the Administrative Design Review package;

- Street trees would be planted along NE 10th Street and Bellevue Way NE; the types and spacing of these trees would adhere to the City of Bellevue Land Use Code requirements (LUC 20.25A.040). Street frontage plantings would include flowering broadleaved shrubs and groundcovers, with accent plantings of flowering annuals and perennials;
- Large-scale deciduous shade trees and street frontage screening would be integrated into the new temporary surface parking area proposed on the Wallace & Wheeler property; and,
- All new plantings would be irrigated with an automatic irrigation system. Year-round maintenance of all plantings would be provided.

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:** Songbirds primarily

X **Mammals: deer, bear, elk, beaver, other:** Small mammals such as squirrels

NA **Fish: bass, salmon, trout, herring, shellfish, other:**

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

There are no known threatened or endangered species on the project site nor is there any known data that indicates that the Downtown Bellevue area serves as breeding, resting or roosting locations for threatened or endangered species.

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

The project site is not part of any known migration route.

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

The project site is developed under existing conditions and is located in the Downtown core district. Therefore, the project does not include any measures to preserve or enhance wildlife, nor are any warranted.

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.

The proposed Bellevue Place Expansion project would require energy for lighting, heating, ventilation, air conditioning and associated functions. The project would depend primarily upon electricity for lighting and heating. Electricity would also be used for domestic water heating, general internal and exterior lighting, telephone equipment, LAN equipment and control systems, sound and audiovisual equipment and video systems.

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

No.

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:

Energy conservation features would include the use of insulation, per City of Bellevue Code. The expansion would include HVAC systems with heat recovery features, automatic energy management systems, airlock entrances, and energy efficient light fixtures.

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.

No environmental health hazards are anticipated as a result of the proposal. Transport and disposal of petroleum, lead, asbestos, or other hazardous material- containing wastes encountered during demolition activities would be conducted in accordance with applicable state and federal regulations and guidelines. Operation of the proposed buildings would not result in the use or storage of substances presenting unusual risk to health.

(1) Describe special emergency services that might be required.

Fire, police, and emergency medical services would be required at a level consistent with comparable office or commercial buildings. It is anticipated that no special services would be required.

(2) Proposed measures to reduce or control environmental health hazards, if any.

The Bellevue Place Expansion project would meet all local, state and federal environmental health hazard requirements, including the following:

- The contractor would prepare and follow a health and safety plan, as well as a spill control and cleanup plan prior to and during construction of the project; and
- Transport and disposal of petroleum, lead, asbestos, or other hazardous material - containing wastes would be conducted in accordance with applicable state and federal regulations and guidelines.

b. Noise

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

The predominant source of ambient noise surrounding the project site and downtown area is from vehicular traffic. Existing noise in the area would not significantly affect proposed uses.

(2) 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.

Construction of the Bellevue Place Expansion project would generate short-term construction-related noise. Noise associated with demolition, site preparation and

construction activity would be the most intense noise type and would be of the shortest duration. Construction related activities in the downtown area are typically permitted Monday through Friday in the early morning hours (i.e., 7 AM) up to 10:00 PM in the evening, and on Saturdays between 9:00 AM and 5:00 PM by the City of Bellevue. Long term noise indirectly related to the project would be primarily associated with increases in vehicular traffic; such increases are not expected to be significant.

(3) Proposed measures to reduce or control noise impacts, if any:

- Subject to City of Bellevue discretion, construction-related activity would be limited to specific hours Monday through Saturday to avoid conflicts with peak traffic volumes and residents in the project vicinity;
- Noise control measures would include proper muffling of diesel, gasoline, and air-powered equipment prior to construction;
- Construction noise from the site would remain in compliance with maximum permissible environmental levels, as set forth in WAC and as adopted by the Bellevue City Code (9.18.010); and,
- The general contractor would submit a noise suppression mitigation plan to the City for review and approval prior to the start of construction.

8. Land and Shoreline Use

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

The area is currently occupied by the north surface parking lot for the existing Bellevue Place development and a portion of the surface parking area for the Wallace & Wheeler Building.

The project site is bordered on the north by NE 10th Street; on the south by the existing Bellevue Place mixed-use development and the Bank of America office building; on the east by existing low-rise office buildings; and on the west by Bellevue Way. Land uses in the site vicinity include low-, mid- and high-rise buildings containing office, retail, commercial, and hotel uses. To the north of the site across NE l0th Street and to the west of the site across Bellevue Way are low-rise retail uses. To the south of the site across NE 8th Street is Lincoln Square, a mixed-use development including retail, office, movie theater, hotel, and residential uses. The Bellevue Square regional shopping mall is located to the southwest of the project site.

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

No.

c. Describe any structures on the site.

Two buildings currently occupy the project site: the three-story, 24,679-square foot Wallace and Wheeler building and the one-story, 2,975-square foot Wendy's restaurant.

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

Only the Wallace and Wheeler building is scheduled for demolition with the Bellevue Place Expansion. The Wendy's building will remain.

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

The project is located in the City of Bellevue's Downtown Mixed Use (DNTN-MU) zone and the Downtown Core Design District.

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

Development in downtown Bellevue is guided by the goals and policies of the Central Business District (CBD) Subarea Plan. The majority of the superblock on which the Bellevue Place Expansion would occur is designated as Multiple Use on the land use diagram in the CBD Subarea Plan. Edges of the Retail Focus and Office Focus overlap the southern portion of the block.

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

N/A

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

No

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

A total of approximately 417 people would be expected to work in the complete project. No residents other then "temporary" hotel guests.

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

Significant employment displacement is not anticipated. The businesses operating within the Wallace & Wheeler building and Wendy's could relocate in the downtown vicinity.

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

New development would increase the employment opportunities associated with the expanded hotel and added retail space would result in the Downtown area.

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

- The proposed expansion project is consistent with existing plans and policies of the City of Bellevue;
- Proposed new landscaping (i.e., street trees) would soften the appearance of the proposed buildings and temporary surface parking areas, particularly from adjacent roadways; and,
- Pedestrian mid-block access would be provided through the building to connect the existing Wintergarden with NE 10th Street.

9. Housing

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

None

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

None

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

None

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?

The 19-story hotel tower proposed would be 220 feet in height above average grade, plus 15 feet of roof feature/mechanical screen. The height of this building would be within the maximum 220 feet above average grade allowed by the City of Bellevue height regulations.

Exterior materials for the lower two to three levels of the proposed building would include precast concrete, painted concrete frames, brick and concrete masonry unit walls and storefront glazing systems. The upper floors of the building would consist of painted concrete frames and walls and storefront glazing systems.

b. What views in the immediate vicinity would be altered or obstructed?

The current proposal was encompassed by the overall development analyzed in the 1986 *Bellevue Place EIS.* In particular views of an overall development encompassing development of similar height and bulk to the current proposal were analyzed in that document. Buildings assumed in that analysis were 220 feet in height above average grade, the maximum allowed by the City of Bellevue height regulations. As indicated in that analysis, middle views of the project site (those observed from across the street or at a distance of a block or so) would be of zero-lot line structures and landscaping, typical of those that generally occur in downtown Bellevue. Distant views of the Cascades from some nearby residences are already blocked by existing high-rise buildings. The Bellevue Place Expansion would fill in additional portions of the northwest Bellevue skyline. Overall, no significant new impacts to views would be expected as a result of the proposal. The proposed development would continue the existing pattern of development in the area.

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

Landscape plans will be submitted to the City of Bellevue as part of the Administrative Design Review process. In compliance with City Code requirements (LUC 20.25A.040), street trees would be included in the proposed landscaping design.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Typical light sources for the development would include interior lighting, pedestrian-level lighting along sidewalks, parking lot lighting, entryway lighting, and illuminated signs. Specific

information on building lighting would be provided as part of the Administrative Design Review and building permit processes.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

Glazing of the buildings exterior windows would be non-reflective. Light and glare from the finished project would not be expected to cause safety hazards or interfere with views from adjacent commercial properties or streets.

c. What existing off-site sources of light or glare may affect your proposal?

Light and glare from other commercial buildings and traffic headlights are produced in the site area. Off-site sources of light or glare would not affect the proposal.

d. Proposed measures to reduce or control light or glare impacts, if any:

- All exterior lights would include non-glare fixtures and horizontal cutoffs to minimize potential spillover impacts to adjacent properties; and
- A non-reflective glazing system would be installed as part of the exterior window system.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

Public recreational facilities and spaces within two miles of the project site include:

1) Lake Washington (several local waterfront parks)
2) Major Public Open Space (Compass Plaza) at N.E. 6th St. and 106th Ave. N.E.
3) Ashwood Plaza and Ashwood Court playfield (2.3 acres west of the Bellevue Regional Library at the intersection of 110th Avenue NE and NE 10th Street)
4) McCormick Park strip (6.8 acres on the north side of NE 12th Street)

Bellevue Square and Lincoln Square, privately owned retail shopping malls, are another area attraction located to the south and southwest of the project site.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No existing park or recreational use would be displaced.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

- Pedestrian sidewalks would continue to be provided along Bellevue Way and along NE 10th Street under the proposal.
- Pedestrian mid-block access would be provided through the building to connect the existing Wintergarden with NE 10th Street.
- The existing Bellevue Place development includes an athletic club for the use of hotel patrons and employees.

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 have been identified.

b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.

None are known.

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

None are proposed or necessary.

14. Transportation See attached Tables 1, 2, 3.

Responses to the following questions are based on the preliminary transportation study prepared for the proposed Bellevue Place Expansion by TDA Inc. Three (3) pages are attached. This study incorporated assumptions and methodologies that are consistent with the City's transportation analysis efforts from the *City of Bellevue 2001-2012 Transportation Facilities Plan* (TFP). The study addresses trip generation, distribution and operational impacts associated with the development for the Bellevue Place Expansion. Potential impacts of the current proposal would fall within the range of impacts cited for the development scenario. Expansion of the Bellevue Place development through the superblock was originally contemplated in the mid 1980s. An Environmental Impact Statement (EIS) was prepared in 1986 that addressed both the initial development of Bellevue Place (the existing development as it stands today) and subsequent phases on the northern portion of the superblock proposed in this project. The development levels called for in the current proposal fall within the overall development analyzed in the 1986 EIS. In particular, the vehicular trip generation that would result from development of the current proposal falls within the total trip generation assumed for the entire superblock and analyzed in the prior EIS.

The proposed expansion is part of the overall Bellevue Place development contemplated on the superblock in the mid 1980s. An Environmental Impact Statement was prepared on the entire development in 1986 and a portion of the contemplated development has occurred. The current proposal is encompassed by the overall development analyzed in the 1986 EIS. In particular the potential trip generation and associated transportation impacts of an overall development encompassing development similar to the current proposal were addressed in that document.

The City updated its Transportation Facilities Plan (TFP) in August 2001. The TFP identifies the transportation facilities and improvements that will be needed to accommodate future growth in the City to the year 2012. The City prepared an EIS on the updated TFP that addressed the likely incremental impacts that would result from its implementation. The EIS specifically addressed the transportation and air quality impacts that would result from TFP implementation. In preparing the TFP EIS, the City formulated assumptions about future development in the downtown core. The City assumed more extensive development at Bellevue Place and other downtown properties than has actually occurred or is anticipated to occur by 2012. Therefore, the proposed Bellevue Place Expansion falls within the development assumed in the traffic modeling for the TFP EIS.

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

PRELIMINARY

Table 1. Bellevue Place Parking Supply with Hyatt Expansion

	Spaces	Net Added Spaces
Existing	1,625	
Displaced		
Surface Parking	(88)	
In Existing Garage	(30)	
New		
Surface lot	31	
Garage expansion	516	
total	2,054	429

TDA Inc., 27-Sep-06

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PRELIMINARY

Table 2. Bellevue Place Hyatt Expansion -- Land Use Code Requirements for Parking

Use	Size	Units	Adjustment for Captive Parking[1]	Minimum		Maximum		Proposed
				Rate[2]	Spaces[3]	Rate[2]	Spaces[3]	
Hotel	351	rooms	94%	0.5	165	1.2	397	
Ballrooms	27,010	GLA	53%	6.0	86	10.0	143	
Meeting Rooms	30,550	GLA	86%	6.0	157	10.0	261	
Retail	1,750	GLA	68%	0.5	1	1.0	1	
Office	6,750	GLA	95%	2.0	13	2.7	17	
TOTAL					422		820	429

Notes:

1. TDA adjustment to account for guests, customers, and/or employees already on site or on adjacent properties within easy walking distance
2. From City of Bellevue Land Use Code 20.25A.050, "Downtown Parking Requirements"
3. Spaces = (size)*(rate)*(Adjustment for Captive Parking)

TDA Inc., 27-Sep-06

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PRELIMINARY

Table 3. Trip Generation -- Bellevue Place Hyatt Expansion

Use	Size	Units	Adjust to Occupied Rooms or GSF	PM Peak Hour		Note
				Rate	Veh. Trips	
Hotel	295	Occupied rooms	84%	0.39	115	1
Ballrooms	27,010	GLA	n.a.	0.99	27	2
Meeting Rooms	30,550	GLA	n.a.	5.32	163	2
Retail	1,750	GLA	110%	2.4	5	1
Office	6,750	GLA	110%	0.94	7	1
TOTAL					316	

Notes:

1. Reduced trip rate from City of Bellevue Impact Fee Schedule, printed from website 26 Sep 06
2. TDA estimate. Note that some ballroom and meeting traffic probably included in City's hotel rate
3. Vehicle Trips = (size)*(adjust to Occupied Rooms or GSF)*(Rate)

TDA Inc., 27-Sep-06

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Current classifications and configurations of streets serving the project site are as follows:

- NE 10th Street, a minor arterial, borders the superblock to the north;
- NE 8th Street, a principal arterial, borders the superblock to the south;
- 106th Avenue NE, a minor arterial, borders the superblock to the east; and,
- Bellevue Way NE, a principal arterial, borders the superblock to the west.

The proposed underground parking garage would be an expansion of the existing parking garage beneath Bellevue Place. Primary access to the existing and proposed garage is provided from NE 10th Street and NE 8th Street. A secondary access for hotel valet parking is currently located on Bellevue Way and would be available for the proposed hotel expansion. Trucks and delivery vehicles would use the existing separate underground loading area, which would be expanded under the proposal, using the exclusive driveway from 106th Ave. NE. Passenger drop-off/ loading zones would be accessible from all streets.

A total of 11 curb cuts currently exist on the project site's frontage. Under the proposal, there would be a total of 10 curb cuts at the completion of Phase 2.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

A total of nine routes travel past Bellevue Place. Transit stops are located on NE 8th Street at Bellevue Way and 106th Ave. NE, and on 106th Ave. NE at NE 10th St. The project site is located approximately 3 blocks to the northwest of the Bellevue Transit Center.

c. How many parking spaces would be completed project have? How many would the project eliminate?

Bellevue Place Hyatt Expansion would provide 429 parking spaces. Five levels of parking beneath the proposed hotel tower, with a total of 516 spaces. As part of Phase 1, 30 parking spaces would be eliminated in the north surface lot, located in the northern portion of the superblock, and 80 spaces would be eliminated in the Wallace & Wheeler surface lot, located in the northwestern portion of the superblock. Thirty-one (31) interim surface parking spaces would be provided on the Wallace & Wheeler parcel.

The proposed on-site parking supply is sufficient to meet typical daily project demands. Special events, such as a large mid-day ballroom event, may create spillover parking. For the occasions when special event parking demand exceeds supply, options such as valet parking or off-site parking would be employed.

A tunnel to Lincoln Square is being planned to help share parking.

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 new roads or streets, or improvements to existing roads or streets would be required as a result of the proposal.

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.

Please see attached tables for trip generation.

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

Preliminary review of the development indicated the proposed scenario would fulfill concurrency requirements throughout the City of Bellevue. If the project's land use program remains unchanged, and if the City's traffic is not updated in the interim, this preliminary concurrency analysis will become the official concurrency analysis.

Under the proposed development scenario, the Bellevue Place Expansion is not expected to create any significant traffic operational impacts requiring mitigation. Intersection levels of service would not change from background conditions in 2006 with the addition of Bellevue Place traffic. Other transportation mitigation proposed for the project include:

- Bellevue Place's active transportation demand management program would be expanded to incorporate the proposed uses; and,
- For the occasions when special event parking demand exceeds supply, options such as valet parking or off-site parking would be employed.

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.

The proposed project would increase the need for fire protection, police protection and health care based on the level of development on site. Fire and police protection would be provided by the City of Bellevue. It is anticipated that the City has adequate capacity to serve the project with fire and police protection services.

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

- The proposed building would conform to current City of Bellevue Building Code requirements for fire prevention, including sprinklers thus, the potential demand on fire services would be reduced; and,
- The project would contribute to the tax base of the City of Bellevue to offset the increased need for public services.

16. Utilities

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

Sewer and Water:	City of Bellevue
Electricity and Natural Gas:	Puget Sound Energy
Telephone:	US West
Refuse:	As provided by local franchised/authorized firms(s) contracted through the City of Bellevue.

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 that might be needed.

Sewer
The proposed project would be served by the City of Bellevue municipal sewer system. An 8-inch sewer line currently exists in NE 10th Street and an 18-inch sewer line currently exists in 106th Avenue NE. Sanitary sewer discharge from the project would be routed to the existing 18-inch sewer line in 106th Avenue NE. This sewer line has adequate capacity to serve the project.

Water Supply
The proposed project would be served by the City of Bellevue municipal water system. An 8-inch water line currently exists in NE 10th Street. Water supply should be adequate to meet the proposed project demand and City Code requirements. Existing water lines and fire services in NE 10th Street would need to be relocated prior to construction of the project. Details on how municipal water would be supplied to the project would be provided during the building and construction permit process.

Solid Waste
The City of Bellevue would provide solid waste and recycling services to the proposed development.

Energy
Puget Sound Energy would provide electrical and gas service to the project.

Telephone
US West would provide telephone services to the project.

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.

Signature Bradley R Smith Schlater Partners Architects

Date Submitted 29 Sept '06