



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. 07-132509-LD
Project Name/Address: Marriott – Bellevue Hotel
Planner: Ken Thiem
Phone Number: 425-452-2728
Minimum Comment Period: November 8, 2007; 5:00 PM

Materials included in this Notice:

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

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: **HEI Bellevue, LLC – Russell Urban**

Proponent: **Todd & Associates, Inc- James Favata**

Contact Person: **Todd & Associates, Inc- James Favata**

(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: **4019 N. 44th Street, Phoenix, AZ 85018**

Phone: **(602)952-8280**

Proposal Title: **Marriott – Bellevue**

Proposal Location: **SE Corner of 110th Avenue NE & NE 3rd Place**

(Street address and nearest cross street or intersection)

Provide a legal description if available.

See attached legal description

Please attach an 8 1/2" 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: **The proposed project is a commercial, multi-story structure up to 17 stories in height, which will provide approximately 378 guest rooms, approximately 13,000 square feet of meeting space plus one floor for fitness, pool and laundry facilities and 4 levels of parking. Most of the parking will be below grade. Open space and recreational opportunities will include a garden above a portion of the garage deck and the City park to be located above the garage deck on the southwest corner of the site.**

2. Acreage of Site: **Hotel Land Area: Approx 0.94 Acres; City Park Area: Approx. 0.129 Acres**

3. Number of dwelling units/buildings to be demolished: **5**

4. Number of dwelling units/buildings to be constructed: **~ 378 guest rooms**

5. Square footage of buildings to be demolished: **7100 sq. ft.**

6. Square footage of buildings to be constructed: **~ 231,754 sq. ft.**

7. Quantity of earth movement (in cubic yards): **Estimated grading quantities (includes 15% contingency):
Approx 65,800 cubic yards of excavation – Approx 10,000 cubic yards of fill**

8. Proposed land use: **Commercial/Hotel**

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

Proposed building is approximately 140 ft. high (approx. 17 stories). Exterior finish material consists of Pre-cast concrete panels and aluminum windows.

10. Other:

RECEIVED

SEP 14 2007

PERMIT PROCESSING

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

Demo of existing building to be completed – June 2008

Excavation, shoring, and utilities – October 2006

Underground structures – February 2009

Superstructure, envelope, MEP – October 2009

Interior Improvements – April 2010

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

No.

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

1) Geotechnical Report by Associated Earth Sciences, Inc

2) Traffic Study by The Transpo Group

3) Acoustical Study by Veneklasen Associates

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.

Yes. SEPA through the City of Bellevue.

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.

City of Bellevue Developer Extension Agreement (Water/Sewer/Storm); ROW Use Permit; Shoring and Excavation; Clearing and Grading; TESC; Underground Structures; Superstructure, Envelope, MEP, Smoke Control; Interior Improvements; Fire Alarm Permit; Fire Sprinkler Permit.

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

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

Generally sloping to the east/ southeast

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

Approximately 15%

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.

Vashon age lodgement till soils overlay Vashon age advance outwash silt and sand. Limited amounts of fill were also encountered near the surface.

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

No known history or evidence of unstable soils exist.

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

Normal excavation and fill activities associated with residential construction, road and utility infrastructure expected.

Approx 65,800 cubic yards of excavation – Approx 10,000 cubic yards of fill

Approximately 2,000 cubic yards of grading and paving are anticipated for the project; ie: roadways, sidewalks, driveways, landscaping and associated subgrade work.

The source of fill would likely be local suppliers of crushed rock, select fill and pre-mix concrete

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

BMP's will be employed to reduce erosion during clearing and construction.

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

Approximately 85%

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

Best Construction Management Practices including, but not limited to, catch basin protection, baker tank, etc.

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.

Normal exhaust & dust emissions during all phases of construction are anticipated.

This project is not expected to cause traffic volumes to increase on any alternate routes, i.e. induce the growth of traffic elsewhere. No indirect air quality effects are expected as a result of this project.

Fugitive dust is the pollutant emitted in the greatest amounts during demolition and excavation. Fugitive dust is readily controlled by standard mitigation measures as noted below.

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

No known offsite source is present.

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

Construction mitigation measures could include the following:

- **Prevent dust emission during transport of fill material or topsoil by covering loads, by wetting down, or by ensuring adequate freeboard space**
- **Prompt cleanup of spills from transported material on public roads by frequent use of a street sweeper machine**
- **Cover loads of asphalt to minimize odors**
- **Schedule work tasks to minimize disruption to the existing vehicle and pedestrian traffic in the vicinity of the proposed project**
- **Maintain all construction machinery engines in good mechanical condition to minimize exhaust emissions**

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.

There is no surface water body on or in the immediate vicinity of the site. The nearest surface body of water is Sturtevant Creek, which is approximately 2,500 feet from 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.

No

(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.

None

(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

b. Ground

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

Groundwater encountered during construction would be discharged into existing stormwater system.

(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 known.

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.

Rainfall upon the site and building impervious surfaces is expected to create runoff. Catch basins in the Port Cochere will collect runoff from the paved area, roof drains will collect runoff from the roof areas. This flow will be directed to the onsite detention vault located under the garage and pumped to the City of Bellevue's storm water system. The City's storm water system adjacent to the site lies within the Sturtevant Creek Basin. This basin discharges into Lake Bellevue.

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

No

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

Run off from the roof and paved areas will be directed to a detention vault for flow control before discharging into the City of Bellevue's storm water system. Portions of the above grade horizontal surfaces will be covered with landscape materials. This surface treatment will slow the discharge rate of the storm water generated from these surfaces and slightly reduce flows by increasing the opportunity for transpo-evaporation before the water is collected by area drains and discharged into the detention vault.

Temporary erosion control measures such as silt fences, catch basin protection and temporary sumps during construction will be employed to minimize runoff water impacts.

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
- pasture
- crop or grain
- wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

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

A majority of the existing site grass and/or shrubs will be removed. Proposed landscaping will be per the attached landscape plan.

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

None known.

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

See Landscaping Plan, attached.

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:

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

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 species known to be on or near this site

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

Pacific Flyway

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

A park will be constructed on top of the underground garage with grass and landscaped paths.

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.

We will utilize variable outside control with CO2 sensors to modulate the outside air to the high occupancy areas based on actual use. Plus, we will utilize an energy management system to reset temperatures and equipment operations based on actual use of spaces. No manufacturing or warehousing will take place on the site.

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

Building height is well within the limits of the zoning and is not anticipated to impact the solar capacity of the surrounding parcels.

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:

Low-E Windows, High efficiency type gas fired domestic water heaters, Variable frequency drives for domestic water pressure booster pumps.

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.

There are no known environmental hazards on the site.

Periodic site safety inspections and construction crew briefings will be performed to help reduce the potential of typical construction-related hazards. Hazardous materials on the site to facilitate construction activities will be managed and stored per applicable state and local requirements. A temporary construction fence will be erected around the construction site. This fence and associated security measures will help reduce the potential for public exposure to environmental hazards by restricting unauthorized access to the site. Adjacent pedestrian walkways will be covered and/or temporary traffic control measures put into place when required by associated construction activities to protect the public from site and overhead related construction hazards.

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

Standard law enforcement, fire and ambulance service commensurate with commercial construction.

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

The contractor will be responsible for providing and implementing a Health and Safety Plan in accordance with state and local guidelines.

b. Noise

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

Standard noise from the downtown Bellevue traffic in the area.

(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.

The construction phase of the project will require the use of heavy construction equipment that generates high noise levels. Chapter 9.18 of the City of Bellevue's Noise control ordinance exempts construction activities during daytime hours (7 a.m. – 6 p.m. weekdays, 9 a.m. – 6 p.m. Sundays and holidays). Noise levels during evening hours shall not exceed 60 dBA in commercial districts, such as the project site.

Noise impacts from the additional traffic generated by the project is anticipated to be minimal.

An acoustical study has been prepared by Veneklasen Associates.

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

Daytime construction noise is exempt per Bellevue City Code Title 9 9.18.020 C. Potential noise mitigation to minimize discomfort to pedestrians and patrons of local retail businesses during daytime hours may include:

- **Keeping all machinery well lubricated and keeping mufflers in good working condition**
- **Using portable plywood walls to muffle stationary generators or compressors**
- **Selecting truck haul routes that minimize truck travel in residential areas, especially during evening hours**

No mitigation measures are proposed for operation of project.

8. Land and Shoreline Use

- **What is the current use of the site and adjacent Properties?**

The site is currently composed of 6 lots. 5 are currently being used as commercial establishments. The lot on the southwest corner is currently undeveloped and owned by the City.

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

Not recently.

c. Describe any structures on the site.

5 small commercial one-story buildings.

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

All 5 buildings.

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

Office - DNTNO - MU

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

Downtown

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

Not applicable

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?

30

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

None.

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

Not Applicable

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

Proponent is participating in a Design Review process with the City of Bellevue.

9. Housing

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

Not Applicable

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

Not Applicable

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

Not applicable

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 tallest height of the proposed structure would be approximately 140 feet. We will have screened mechanical equipment and code required stair that exceed the main building height.

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

Other properties in the immediate vicinity are similar in design if not taller than the proposed project. Minimal shading may occur on surrounding blocks at various times of the day.

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

Building design creates new, positive view opportunities. Plaza and vegetated open areas and the proposed park create a view opportunity for guests and users of adjacent buildings, and passers-by.

11. Light And Glare

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

Mid-day sun reflecting on exterior glass of building could cause glare. This would not be a circumstance substantially different from other buildings in downtown.

Exterior security lighting at night would not be expected to be a negative impact, but would add to the general safety and security of the neighborhood.

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

Not likely.

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

None.

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

None.

12. Recreation

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

Other than the proposed park in the south west corner of this development, the next nearest recreational opportunity in the immediate vicinity is Bellevue Downtown Park, located approximately 1000 feet from the site.

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 project will include a pool, fitness center, and gardens for use of the guests, vegetated open-space area onsite and the park in the south west corner.

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 to exist on this site.

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

None known to exist on this site.

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

Not applicable.

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.

The site is currently served on the west side by 110th Avenue NE, on the north by NE 3rd Place, on the east by 111^h Avenue NE and on the south by NE 2nd Place. The Porte Cochere will be off of 110th Avenue NE. There will be garage entrances on NE 3rd Place and 111th Avenue NE. There will be a loading dock off of 111th Avenue NE.

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

The site is currently served by both Sound Transit and Metro Transit. There are three routes stopping within one tenth of one mile from the site. The transit center is located on NE 6th St between 110th Ave NE and 108th Ave NE, within walking distance from the site.

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

The completed project would have approximately 280 parking spaces. No spaces would be eliminated.

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.

Number of weekday PM peak hour trips: 148.

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

Concurrency Mitigation. TBD after the City updates their travel demand model and updated traffic volume forecasts are available.

Other Mitigation. TBD after the City updates their travel demand model and updated traffic volume forecasts are available.

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 hotel would increase the number of people in the service area for local emergency and health care providers.

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

Increased population in the service area also equates to increases in tax revenue generated to support services. Although additional needs for public services may occur as a result of the proposed project, funding should be available as a counter-result to finance those additional services.

Additionally, project proponents plan to implement a fire alarm and suppression system, redundant water supply for fire control, exterior security lighting, CCTV, security patrol, and other safety and security procedures to minimize potential for burden on public services.

16. Utilities

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

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.

Electric and Natural Gas to be provided by Puget Sound Energy

Water and Sewer service to be provided by City of Bellevue

Garbage and Recycling to be provided by Rabanco (or Waste Management?)

Telecommunications to be provided by local service providers.

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:  _____

Date Submitted: Sept 13, 2007

MARRIOTT BELLEVUE

LEGAL DESCRIPTION

(FROM TRIAD SURVEY DATED 01-29-07)

PARCEL A:

LOTS 7, 8 AND 9, SUMMIT RIDGE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 47 OF PLATS, PAGE(S) 17, RECORDS OF KING COUNTY, WASHINGTON:

AND THAT PORTION OF LOT 6, SUMMIT RIDGE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 47 OF PLATS, PAGE 17, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 6 AS SHOWN ON THE PROPOSED RIGHT OF WAY PLANS OF 110TH AVENUE N.E. EXTENSION, DATED JANUARY 2000, ON FILE WITH THE CITY OF BELLEVUE, SURVEY SECTOR;

THENCE ALONG THE EAST LINE THEREOF SOUTH 00°10'11" WEST 100.80 FEET TO THE SOUTHEAST CORNER OF LOT 6;

THENCE ALONG THE SOUTH LINE THEREOF NORTH 88°03'52" WEST 33.62 FEET;

THENCE LEAVING SAID SOUTH LINE NORTHEASTERLY ALONG A CURVE, THE CENTER OF WHICH BEARS SOUTH 82°56'17" EAST 1315.50 FEET, THROUGH A CENTRAL ANGLE OF 2°34'27", SUBTENDED BY AN ARC LENGTH OF 59.10 FEET TO A POINT OF REVERSE CURVATURE OF A 1352.50 FEET RADIUS CURVE TO THE LEFT;

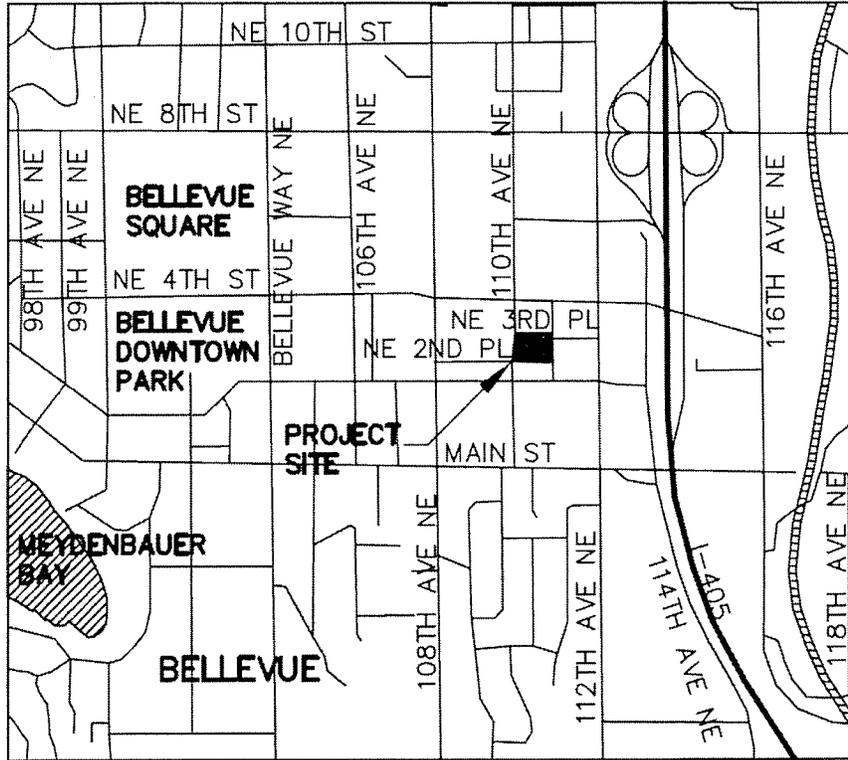
THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 1°07'37", SUBTENDED BY AN ARC LENGTH OF 26.60 FEET TO A POINT OF REVERSE CURVATURE OF A 29.50 FEET RADIUS CURVE TO THE RIGHT;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°31'20", SUBTENDED BY AN ARC LENGTH OF 17.26 FEET TO THE NORTH LINE OF LOT 6;

THENCE ALONG SAID NORTH LINE SOUTH 88°03'52" EAST 13.87 FEET TO THE POINT OF BEGINNING

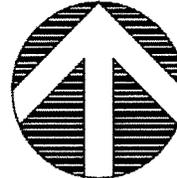
PARCEL B:

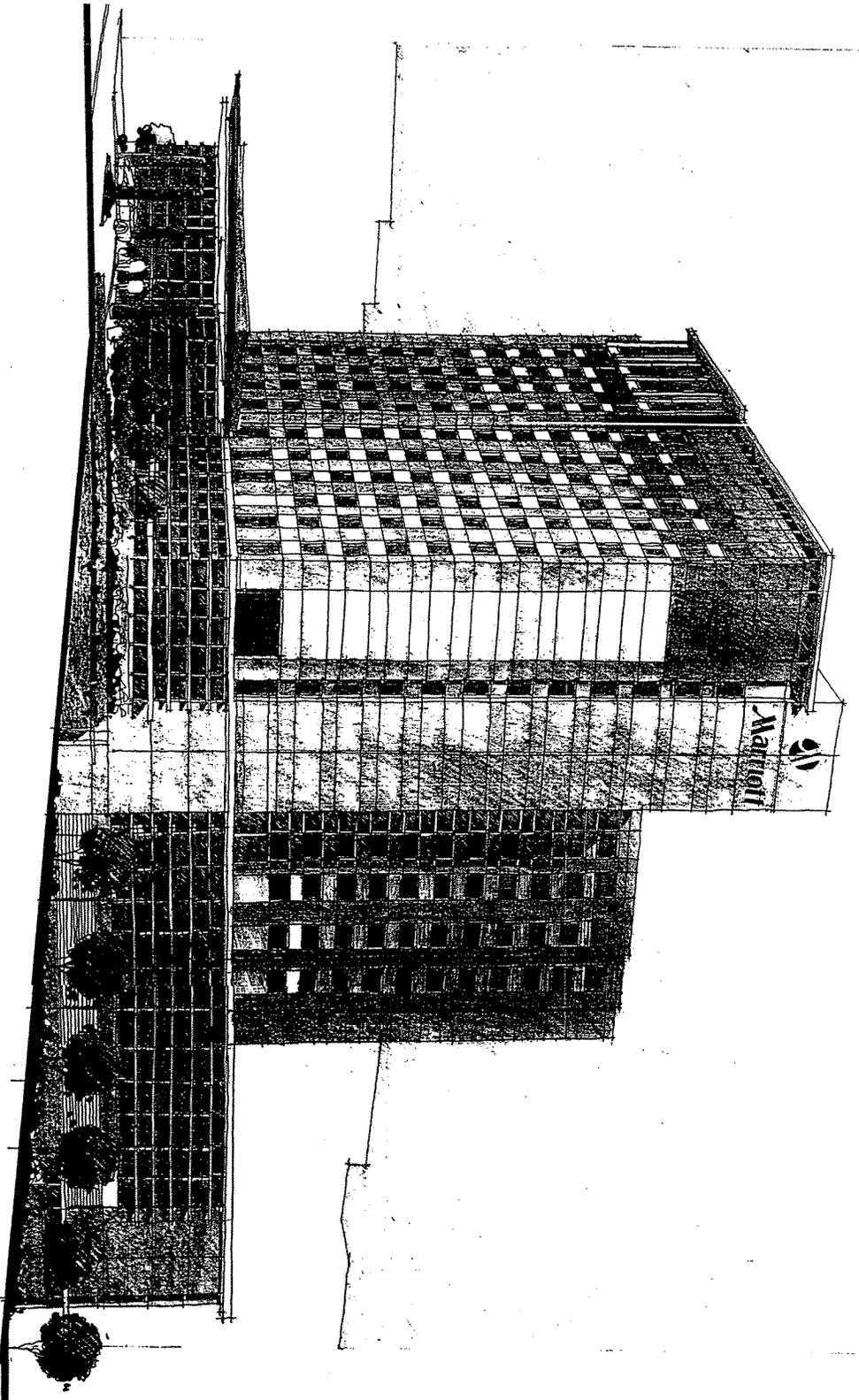
LOTS 8 AND 9, BLOCK 1, JENSEN'S ADDITION TO BELLEVUE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 49 OF PLATS, PAGE(S) 70, RECORDS OF KING COUNTY, WASHINGTON.



MARRIOTT HOTEL
VICINITY MAP

N.T.S.





SOUTH WEST PERSPECTIVE



MARROTT HOTEL
1009 NE 3rd Place
BELLEVUE, WASHINGTON 98004



RECEIVED

SEP 14 2001

TOPGATE
ASSOCIATES
ARCHITECTS
PROCESSING